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State of Oregon, County of Klamath  
Recorded 01/06/2004 11:56 a m  
Vol M04 Pg 687-88  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

After recording return to:  
Peter P. Neilson and Ellanore M. Neilson  
4930 Sue Drive  
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:  
Peter P. Neilson and Ellanore M. Neilson  
4930 Sue Drive  
Klamath Falls, OR 97601

File No.: 7021-277940 (SAC)  
Date: December 30, 2003

### STATUTORY WARRANTY DEED

**William Terry Gardiner and Glenda Jean Gardiner, an estate in fee simple as tenants by the entirety,** Grantor, conveys and warrants to **Peter P. Neilson and Ellanore M. Neilson as tenants by the entirety,** Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 4, Block 3, Tract 1203, Country Village, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is **\$144,500.00**. (Here comply with requirements of ORS 93.030)

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APN: R697499

Statutory Warranty Deed  
- continued

File No.: 7021-277940 (SAC)  
Date: 12/30/2003

William Terry Gardiner  
William Terry Gardiner

Glenda Jean Gardiner  
Glenda Jean Gardiner

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 31 day of December 2003  
by **William Terry Gardiner and Glenda Jean Gardiner.**

[Signature]

Notary Public for Oregon  
My commission expires:

8-2-07



UNOFFICIAL COPY