



State of Oregon, County of Klamath
 Recorded 01/16/2004 3:07 p m
 Vol M04 Pg 3124-25
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

After recording return to:
 Christina J. Bicondoa
 4461 Bartlett
 Klamath Falls, OR 97603

Until a change is requested all tax statements
 shall be sent to the following address:
 Christina J. Bicondoa
 4461 Bartlett
 Klamath Falls, OR 97603

File No.: 7021-314933 (SAC)
 Date: January 13, 2004

STATUTORY WARRANTY DEED

Debra S. Dawson, Grantor, conveys and warrants to **Christina J. Bicondoa**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 13 Villa St Clair, according to the official plat thereof on file in the office of the County Clerk of 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 **\$125,000.00**. (Here comply with requirements of ORS 93.030)

26 f

03125

APN: 571777

Statutory Warranty Deed
- continued

File No.: 7021-314933 (SAC)
Date: 01/13/2004

Debra S. Dawson

Debra S. Dawson

STATE OF Oregon)

County of Klamath)ss.

This instrument was acknowledged before me on this

16 day of January 2004

by **Debra S. Dawson.**

[Signature]

Notary Public for Oregon

My commission expires:

8-2-07

