



After recording return to:
Investment Property Exchange
Services,
5033 Southview
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

Investment Property Exchange
Services,
5033 Southview
Klamath Falls, OR 97603

File No.: 7021-307162 (SAC)

Date: January 15, 2004

T¹ State of Oregon, County of Klamath
Recorded 01/20/2004 3:17p m
Vol M04 Pg 3471.72
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

Timothy C. Clemens, Grantor, conveys and warrants to **Patrick M. Leal and Jennifer L. Leal, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 16 in Block 14 Tract No. 1064, First Addition to Gatewood, 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.

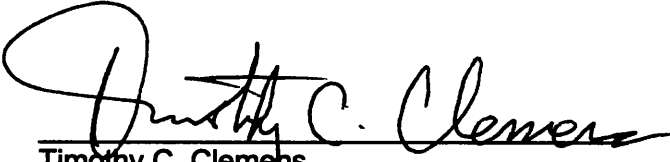
The true consideration for this conveyance is **\$125,000.00**. (Here comply with requirements of ORS 93.030)

03472

APN: 573999

Statutory Warranty Deed
- continued

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Timothy C. Clemens

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 16 day of Jan, 2004
by **Timothy C. Clemens**.


Notary Public for Oregon
My commission expires: 8-2-07

