



After recording return to:  
Holly A. Tani  
2000 Vine Ave.  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Holly A. Tani  
2000 Vine Ave.  
Klamath Falls, OR 97601

File No.: 7021-323700 (SAC)  
Date: January 29, 2004

State of Oregon, County of Klamath  
Recorded 01/30/2004 3:21 P m  
Vol M04 Pg 5974-751  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

### STATUTORY WARRANTY DEED

**Wanda McCullough**, Grantor, conveys and warrants to **Holly A. Tani**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**The North one-half of Lot 603 in Block 103, Mills Addition to the City of Klamath Falls, 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 **\$58,000.00**. (Here comply with requirements of ORS 93.030)

05975

APN: 479529

Statutory Warranty Deed  
- continued

File No.: 7021-323700 (SAC)  
Date: 01/29/2004

Wanda McCullough  
Wanda McCullough

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_  
by **Wanda McCullough**.

20 day of January 20 04



Stacy Collins  
Notary Public for Oregon

My commission expires: 8207