



NTZ - 63996 TM

Vol M04 Page 10524

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
JOSEPH E. CRAGNOTTI

4301 MYRTLEWOOD DRIVE  
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath  
Recorded 02/24/2004 3:10 P m  
Vol M04 Pg 10524-26  
Linda Smith, County Clerk  
Fee \$ 3/00 # of Pgs 3

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

JOSEPH E. CRAGNOTTI  
4301 MYRTLEWOOD DRIVE  
KLAMATH FALLS, OR 97603

Escrow No. MT63996-TM

### STATUTORY WARRANTY DEED

**TERRI E. AUSBROOKS**, Grantor(s) hereby convey and warrant to **JOSEPH E. CRAGNOTTI and ALENA D. CRAGNOTTI**, as tenants by the entirety, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

**Lot 5 in Block 5 of TRACT NO. 1007, WINCHESTER**, according to the official plat hereof on file in the office of the County Clerk of Klamath County, Oregon.

**Tax Account No.:** 3909-011CC-11500-000

**Key No.:** 555401

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$112,000.00**.

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.

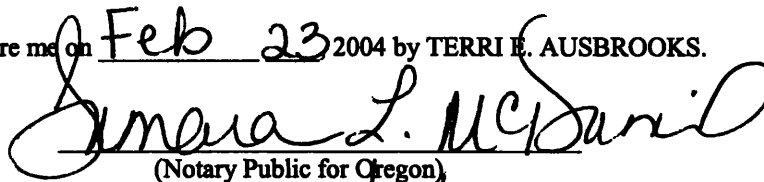
Dated this 23 day of February, 2004



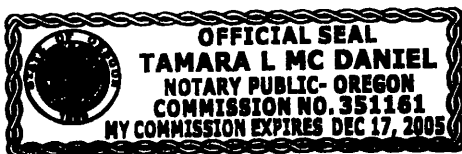
TERRI E. AUSBROOKS

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Feb 23 2004 by TERRI E. AUSBROOKS.

  
(Notary Public for Oregon)

My commission expires 12/17/05



3:00 AM

AFTER RECORDING RETURN TO:  
4301 MYRTLEWOOD  
KLAMATH FALLS, OR 97603  
TERRI AUSEBROOKS

10525

**AFFIDAVIT AND INDEMNITY**

This affidavit is being made this 13th day of December, 2002,  
by BETTIE R. METCALF AND PATRICIA A. STRICKLAND owners of  
Lot 6 in Block 5 of TRACT 1007. WINCHESTER.

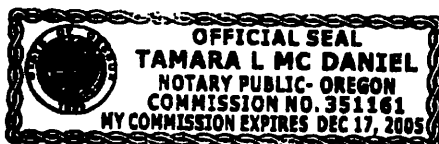
There is an exception on a warranty deed recorded April 30,  
1975 in Volume M75 at page 4644. Microfilm Records of Klamath  
County, Oregon disclosing a fence encroachment as shown on lot  
certification dated March 31, 1975. a copy of which is attached hereto  
and made a part hereof. The fence on the Northerly lot line was  
installed by Lot 6 and is not the property of Lot 5. Block 5. said  
WINCHESTER, TRACT 1007.

This affidavit and indemnity is being made to remove the encroachment  
from the record as evidenced by said lot certification and warranty  
deed. This affidavit and indemnity is made to identify the lot lines  
and to indemnify the owner of said Lot 5. their heirs, successors and  
assigns that there is no encroachment over the North lot line and the  
existing fence that is the property of the owner of Lot 6, lies Northerly  
of the lot line between Lots 5 and 6. This affidavit supports the fact. that  
there is no encroachment shown on the lot certification attached hereto.  
Dated December 13 2002

*Bettie R. Metcalf*  
Bettie R. Metcalf

*Patricia L. Strickland*  
Patricia L. Strickland

Signed before me this 13 day of December 2002 by Bettie R. Metcalf  
and Patricia L. Strickland and witnessed by me to be their voluntary act  
and deed.



*Tamara L. McDaniel*  
Notary Public for Oregon  
County of Klamath

