

04 MAR 12 AM 10:12

Vol M04 Page 14195



After recording return to:  
Chris Johnston  
101 Lincoln Street  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Chris Johnston  
101 Lincoln Street  
Klamath Falls, OR 97601

File No.: 7021-332311 (cs)  
Date: March 09, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 03/12/2004 10:12 AM  
Vol M04 Pg 14195-96  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

### STATUTORY WARRANTY DEED

**Lyle J. Sheldon and Dianne M. Sheldon as tenants by the entirety**, Grantor, conveys and warrants to **Chris Johnston, a single man**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 5 in Block 17 of Ewauna Heights, 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 **\$84,900.00**. (Here comply with requirements of ORS 93.030)

2615

APN: 475113

Statutory Warranty Deed  
- continued

File No.: 7021-332311 (cs)  
Date: 03/09/2004

*Lyle J. Sheldon*  
Lyle J. Sheldon

*Dianne M. Sheldon*  
Dianne M. Sheldon

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 11 day of March, 2004  
by Lyle J. Sheldon and Dianne M. Sheldon.

*Susan Marie Campbell*



Notary Public for Oregon  
My commission expires: 3-27-06