



After recording return to:
William R. Downey and Joeline A.
Downey
131 Sunrise
Midland, OR 97634

Until a change is requested all tax statements
shall be sent to the following address:
William R. Downey and Joeline A.
Downey
131 Sunrise
Midland, OR 97634

File No.: 7021-336523 (SAC)
Date: March 16, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 03/24/2004 3:21 p m
Vol M04 Pg 16577-16578
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Thomas A. Sims and Bonnie A. Sims as tenants by the entirety, Grantor, conveys and warrants to William R. Downey and Joeline A. Downey as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 and 28 in Block 5 Midland, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER with that portion of vacated Main Street (now called Sunrise Street) which inures to the above described lots.

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 **\$149,000.00**. (Here comply with requirements of ORS 93.030)

APN: 503048

Statutory Warranty Deed
- continuedFile No.: 7021-336523 (SAC)
Date: 03/16/2004



Thomas A. Sims



Bonnie A. Sims

STATE OF Oregon)

County of) ss.



This instrument was acknowledged before me on this 18 day of March, 2004
by **Thomas A. Sims and Bonnie A. Sims.**



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

