

04 MAR 26 AM 11:36



After recording return to:  
Josh D. Fitzpatrick and Lori D.  
Fitzpatrick  
10753 Preddy  
Klamath Falls 97603

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

Josh D. Fitzpatrick and Lori D.  
Fitzpatrick  
10753 Preddy  
Klamath Falls 97603

File No.: 7021-339411 (SAC)

Date: March 22, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M04 Page 16945

State of Oregon, County of Klamath  
Recorded 03/26/2004 11:36 A m  
Vol M04 Pg 16945-46  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

## STATUTORY WARRANTY DEED

**Kelly Leigh Polaski and Kelly Marie Cunningham, Grantor, conveys and warrants to Josh D. Fitzpatrick and Lori D. Fitzpatrick as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**Unit 10753 (Preddy Avenue), Tract 1365 Falcon Heights Condominiums Stage 2, 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 **\$87,000.00**. (Here comply with requirements of ORS 93.030)


26F

16946

APN: 885979

Statutory Warranty Deed  
- continued

File No.: 7021-339411 (SAC)  
Date: 03/22/2004

  
Kelly Leigh Polaski

  
Kelly Marie Cunningham

STATE OF

County of

OREGON  
KUMAMAH ss.  
This instrument was acknowledged before me on this 24 day of March, 2004  
by Kelly Leigh Polaski and Kelly Marie Cunningham.

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

