



After recording return to:
Kathleen A. O'Donnell
P.O. Box 283
Philomath, OR 97370

Until a change is requested all tax statements
shall be sent to the following address:
Kathleen A. O'Donnell
P.O. Box 283
Philomath, OR 97370

File No.: 7021-347819 (cs)
Date: March 22, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 03/31/2004 3:21 p m
Vol M04 Pg 18413
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Larry E. Frazier and Robin R. Frazier, husband and wife as tenants by the entirety, Grantor, conveys and warrants to Kathleen A. O'Donnell, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 1, Block 15 of Tract 1108, Seventh Addition to Sunset Village, 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 **\$149,900.00**. (Here comply with requirements of ORS 93.030)

APN: 562652

Statutory Warranty Deed
- continued

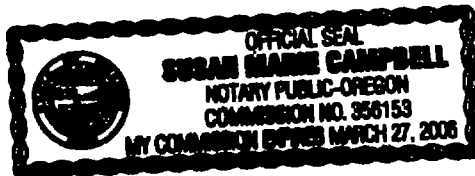
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Larry E. Frazier
Larry E. Frazier


Robin R. Frazier

STATE OF Oregon)
)ss.
County of Klamath)

This Instrument was acknowledged before me on this 25 day of March, 2004
by Larry E. Frazier and Robin R. Frazier.



Susan Marie Campbell
Susan Marie Campbell
Notary Public for Oregon
My commission expires: March 27, 2006