



After recording return to:
 Alex C. Nosik
 2342 California
 Klamath Falls 97601

Until a change is requested all tax statements
 shall be sent to the following address:
 Alex C. Nosik
 2342 California
 Klamath Falls 97601

File No.: 7021-339402 (SAC)
 Date: April 02, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
 Recorded 04/12/2004 3:34 p m
 Vol M04 Pg 21036-21037
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Joseph J. Bruner and Paula K. Bruner as tenants by the entirety, Grantor, conveys and warrants to Alex C. Nosik, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 5 Block 41 Buena Vista Addition to the City of Klamath Falls, Oregon, 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 **\$127,500.00**. (Here comply with requirements of ORS 93.030)


26F

21037

APN: 175394

Statutory Warranty Deed
- continued

File No.: 7021-339402 (SAC)
Date: 04/02/2004



Joseph J. Bruner



Paula K. Bruner

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this _____ day of April, 2004
by **Joseph J. Bruner and Paula K. Bruner**.



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

