



After recording return to:
Elaine Baluda
12929 Pearson Butte Trail
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Elaine Baluda
12929 Pearson Butte Trail
Klamath Falls, OR 97601

File No.: 7021-363748 (SAC)
Date: April 09, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 04/19/2004 3:27 p m
Vol M04 Pg 23152-53
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

Kelly H. Canaday and Diane L. Canaday as tenants by the entirety, Grantor, conveys and warrants to Elaine Baluda, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 15 in Block 1, Tract No. 1083 Cedar Trails, 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 **\$179,000.00**. (Here comply with requirements of ORS 93.030)

23153

APN: 624889

Statutory Warranty Deed
- continued

File No.: 7021-363748 (SAC)
Date: 04/09/2004


Kelly H. Canaday


Diane L. Canaday

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 15 day of April, 2004, by Kelly H. Canaday and Diane L. Canaday.


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

