

04 APR 23 PM 3:28



After recording return to:  
Cheryl R. Huelker  
1026 Pacific Terrace  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Cheryl R. Huelker  
1026 Pacific Terrace  
Klamath Falls, OR 97601

File No.: 7021-361352 (SAC)  
Date: April 21, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 04/23/2004 3:28 p m  
Vol M04 Pg 24644-45  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

### STATUTORY WARRANTY DEED

**Stanley R. Strickland and Karen Strickland as tenants by the entirety, Grantor, conveys and warrants to Cheryl R. Huelker, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**Lot 3 Block 35 of Hot Springs to the City of Klamath Falls, 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 **\$145,000.00**. (Here comply with requirements of ORS 93.030)

22 F

24645

APN: 217036

Statutory Warranty Deed  
- continued

File No.: 7021-361352 (SAC)  
Date: 04/21/2004

Stanley R. Strickland  
Stanley R. Strickland

Karen Strickland  
Karen Strickland

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 12 day of April, 2004  
by Stanley R. Strickland and Karen Strickland.

Nelda P. Rodriguez

Notary Public for Oregon  
My commission expires: 9-6-05

