



State of Oregon, County of Klamath
Recorded 04/27/2004 11:58 a m
Vol M04 Pg 25398-99
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:
Charles F. Foulon and Joann O. Foulon
432 Walnut Ave PO Box 538
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Charles F. Foulon and Joann O. Foulon
~~432 Walnut Ave~~ PO Box 538
Klamath Falls, OR 97601

File No.: 7021-373205 (SAC)
Date: April 23, 2004

STATUTORY WARRANTY DEED

Nicholas T. Crane, Grantor, conveys and warrants to Charles F. Foulon and Joann O. Foulon as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The Northwestern one-half of Lots 1 and 2 in Block 85 of Klamath Addition 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 **\$127,500.00**. (Here comply with requirements of ORS 93.030)

APN: 477013

Statutory Warranty Deed
- continuedFile No.: 7021-373205 (SAC)
Date: 04/23/2004

Nicholas T. Crane

STATE OF Oregon)

)ss.

County of KlamathThis instrument was acknowledged before me on this 22 day of April, 2004
by **Nicholas T. Crane**.Notary Public for Oregon
My commission expires: 8-2-07