



After recording return to:
John Barnhart and Karen Barnhart
19507 Rose Marie Lane
Crescent Lake, OR

Until a change is requested all tax statements
shall be sent to the following address:
John Barnhart and Karen Barnhart
19507 Rose Marie Lane
Crescent Lake, OR

File No.: 7061-367890 (MSR)
Date: April 23, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M04 Page 25931

State of Oregon, County of Klamath
Recorded 04/29/2004 11:50 A m
Vol M04 Pg 25931-32
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

Fred E. Strebe and Nancy J. Strebe, husband and wife, Grantor, conveys and warrants to John Barnhart and Karen Barnhart, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 1 and Lot 2, Block 2, CRES-DEL ACRES FIRST ADDITION, 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 **\$197,760.00**. (Here comply with requirements of ORS 93.030)

24F

APN: 145426

Statutory Warranty Deed
- continuedFile No.: 7061-367890 (MSR)
Date: 04/23/2004Fred E. Strebe

Fred E. Strebe

Nancy J. Strebe

Nancy J. Strebe

STATE OF Oregon)
County of Klamath)ss.
)This instrument was acknowledged before me on this 27th day of April, 2004
by **Fred E. Strebe and Nancy J. Strebe.**Nichole BrownNotary Public for Oregon
My commission expires: