

04MAY3AM11:15

Vol M04 Page 26936



After recording return to:
NEIL LEHNHERR
38 N Orange St
Medford, OR 97501

Until a change is requested all tax statements
shall be sent to the following address:
NEIL LEHNHERR
38 N Orange St
Medford, OR 97501

File No.: 7161-364036 (DJ)
Date: April 07, 2004

State of Oregon, County of Klamath
Recorded 05/03/2004 11:15a m
Vol M04 Pg 26936-37
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

DONALD BASEY, Grantor, conveys and warrants to **NEIL LEHNHERR**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 242, 243, 244 and 245 of the Southerly portion of Tracts B and C, Frontier Tracts, a platted portion of Klamath County, Oregon according to the official plat thereof, now filed 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 **\$28,000.00**. (Here comply with requirements of ORS 93.030)

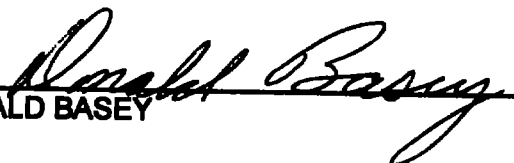
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26937

APN: R312904

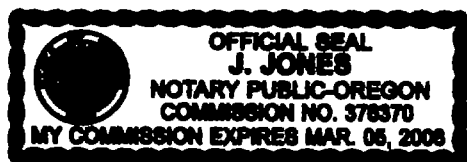
Statutory Warranty Deed
- continued

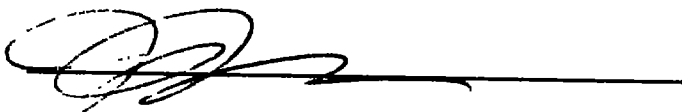
File No.: 7161-364036 (03)
Date: 04/07/2004


DONALD BASEY

STATE OF Oregon)
County of ~~Klamath~~ Jackson)ss.

This Instrument was acknowledged before me on this 26th day of April, 2004
by **DONALD BASEY**.




Notary Public for Oregon
My commission expires: 03-05-08