

04 MAY 25 AM 11:26

Vol M04 Page 33020



After recording return to:
Jared Thompson
3654 Flint Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Jared Thompson
3654 Flint Street
Klamath Falls, OR 97601

File No.: 7021-377398 (SJ)
Date: May 04, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 05/25/2004 11:26 a m
Vol M04 Pg 33020-21
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

Charles Kappas and Shirley Kappas as tenants by the entirety, Grantor, conveys and warrants to **Jared Thompson**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 2 in Block 7 Lenox, 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 **\$61,697.00**. (Here comply with requirements of ORS 93.030)

26 F

33021

APN: 538886

Statutory Warranty Deed
- continued

File No.: 7021-377398 (83)
Date: 05/04/2004

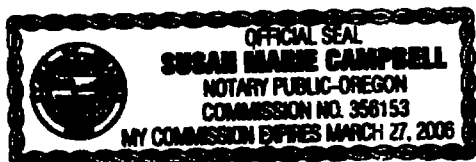
Charles Kappas
Charles Kappas

Shirley Kappas
Shirley Kappas

STATE OF Oregon)
County of) ss.
)

This instrument was acknowledged before me on this 24 day of May, 2004
by **Charles Kappas and Shirley Kappas**.

Susan Marie Campbell



Notary Public for Oregon
My commission expires: 3-27-06