

04 JUN 1 AM 1:49

Vol M04 Page 35002

State of Oregon, County of Klamath
Recorded 06/01/2004 11:49 a m
Vol M04 Pg 35002-3
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2



After recording return to:
JoEllen Lotito
PO Box 7806
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
JoEllen Lotito
PO Box 7806
Klamath Falls, OR 97601

File No.: 7021-394939 (SAC)
Date: May 21, 2004

STATUTORY WARRANTY DEED

Ernest C. Erspamer, Grantor, conveys and warrants to **JoEllen Lotito**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 13 and 16 Block 7 Fox Hollow, 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 **\$15,500.00**. (Here comply with requirements of ORS 93.030)

Dated this 28 day of MAY, 2004.

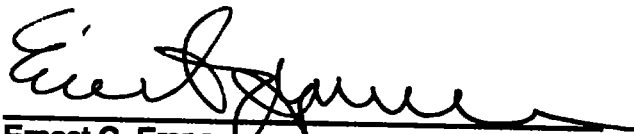
26 F

35003

APN: 316606

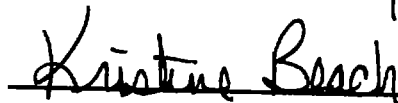
Statutory Warranty Deed
- continued

File No.: 7021-394939 (SAC)
Date: 05/21/2004


Ernest C. Erspamer

STATE OF ~~Oregon~~ Colorado)
County of Delta) ss.

This Instrument was acknowledged before me on this 28 day of May, 2004
by Ernest C. Erspamer.



Notary Public for Oregon Colorado
My commission expires: 3-10-08

