



After recording return to:
 Scott A. Epperly and Michelle A.
 Epperly
 3658 Boardman
 Klamath Falls, OR 97603

Until a change is requested all tax statements
 shall be sent to the following address:

Scott A. Epperly and Michelle A.
 Epperly
 3658 Boardman
 Klamath Falls, OR 97603

File No.: 7021-379026 (SAC)
 Date: May 28, 2004

State of Oregon, County of Klamath
 Recorded 06/01/2004 3:20 p m
 Vol M04 Pg 35124-25
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Howard B. Ulm, Jr. and Toshiko Klein Ulm as tenants by the entirety, Grantor, conveys and warrants to Scott A. Epperly and Michelle A. Epperly as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The East 90 feet of Lot 1 Block 4, Altamont Acres and the East 90 feet of Lot 2 Block 4, Altamont Acres, 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 **\$141,000.00**. (Here comply with requirements of ORS 93.030)

35125

APN: 807229

Statutory Warranty Deed
- continued

File No.: 7021-379026 (SAC)
Date: 05/28/2004

Dated this 28 day of May, 2004.

Howard B. Ulm Jr.
Howard B. Ulm Jr.

Toshiko Klein Ulm
Toshiko Klein Ulm

STATE OF Oregon)
County of Clatsop)ss.

This instrument was acknowledged before me on this

28 day of May, 2004

by Howard B. Ulm, Jr. and Toshiko Klein Ulm.

Stacy Collins
Notary Public for Oregon
My commission expires:

8-2-07

