

04 JUN 3 PM 3:16

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After recording return to:
Caleb Phelps
2405 Hope Street
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Caleb Phelps
2405 Hope Street
Klamath Falls, OR 97603

File No.: 7021-379638 (SAC)
Date: May 26, 2004

State of Oregon, County of Klamath
Recorded 06/03/2004 3:16 p m
Vol M04 Pg 35829-30
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Cory T. Chavez, Grantor, conveys and warrants to **Caleb Phelps**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The North 95 feet of the South 235 feet of Tract No. 6 of Glenger Home Tracts, 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 **\$106,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 26 day of May, 2004.

26 F

APN: 518345

Statutory Warranty Deed
- continued

35830

File No.: 7021-379638 (SAC)
Date: 05/26/2004


Cory T. Chavez

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 26 day of May, 2004
by **Cory T. Chavez.**


Notary Public for Oregon
My commission expires: 8-2-07

