

State of Oregon, County of Klamath  
 Recorded 06/03/2004 3:17 p m  
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 Linda Smith, County Clerk  
 Fee \$ 26<sup>00</sup> # of Pgs 2



After recording return to:  
 Jeffrey W. Chudoba and Elizabeth H. Chudoba  
~~6011 Breitenstein~~ 2900 Daggett Ave.  
 Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:  
 Jeffrey W. Chudoba and Elizabeth H. Chudoba  
~~6011 Breitenstein~~ 2900 Daggett Ave.  
 Klamath Falls, OR 97601  
 File No.: 7021-367002 (SAC)  
 Date: June 02, 2004

## STATUTORY WARRANTY DEED

Ralph A. Breitenstein and Donelle R. Breitenstein as tenants by the entirety, Grantor, conveys and warrants to Jeffrey W. Chudoba and Elizabeth H. Chudoba as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Parcel 1 of Land Partition 31-93 Situated in the NE 1/4 SE 1/4 and the SE 1/4 NE 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, 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 **\$675,000.00**. (Here comply with requirements of ORS 93.030)

35851

APN: 490695

Statutory Warranty Deed  
- continued

File No.: 7021-367002 (SAC)  
Date: 06/02/2004

Dated this 2 day of June, 2004

  
Ralph A. Breitenstein

  
Donelle R. Breitenstein

STATE OF Oregon

County of Klamath ss.

This instrument was acknowledged before me on this 2 day of June, 2004  
by **Ralph A. Breitenstein and Donelle R. Breitenstein.**

  
Notary Public for Oregon  
My commission expires: 8-20-07

