



State of Oregon, County of Klamath
 Recorded 07/02/2004 3:27 p m
 Vol M04 Pg 43785-86
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

After recording return to:
 Jennifer P. Saucedo
631 Claudius Way
Windsor, CA 95492
8530

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

Same

File No.: 7021-406191 (SAC)
 Date: June 21, 2004

STATUTORY WARRANTY DEED

Richard H. Swanson, Grantor, conveys and warrants to **Jennifer P. Saucedo**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The West 10 feet of Lot 4, Block 1 and the Easterly 55 feet of Lot 1, Block 2, CLINTON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and that portion of vacated "C" Street vacated by order dated September 13, 1957, recorded September 13, 1957 in Volume 294, page 333, Deed records of Klamath County, Oregon, bounded on the South by the North line of First Avenue in Clinton, on the North by Lost River, on the East by the West line of Lot 4, Block 1 of Clinton and bounded on the West by the East line of Lot 1, Block 2 of Clinton.

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.

43786

APN: R123217

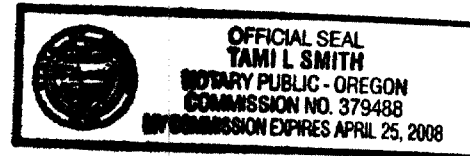
Statutory Warranty Deed
- continued

File No.: 7021-406191 (SAC)
Date: 06/21/2004

The true consideration for this conveyance is **\$12,500.00**. (Here comply with requirements of ORS 93.030)

Dated this 30 day of June, 2004.

Richard H. Swanson
Richard H. Swanson



STATE OF Oregon)
)ss.
County of)

This instrument was acknowledged before me on this 30 day of June, 2004
by **Richard H. Swanson**.

Tami L. Smith

Notary Public for Oregon
My commission expires: 4-25-08