

04 JUL 7 PM 12:34

Vol M04 Page 44458

State of Oregon, County of Klamath  
Recorded 07/07/2004 12:34 p m  
Vol M04 Pg 44458-59  
THIS Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2



After recording return to:  
Steve R. Yadao and Frances V. Yadao  
4355 Douglas  
Klamath Falls, OR

Until a change is requested all tax statements  
shall be sent to the following address:  
Steve R. Yadao and Frances V. Yadao  
4355 Douglas  
Klamath Falls, OR

File No.: 7021-378832 (SAC)  
Date: July 02, 2004

### STATUTORY WARRANTY DEED

**Valerie N. Vickery**, Grantor, conveys and warrants to **Steve R. Yadao and Frances V. Yadao as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 7 Block 7 Stewart, 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 **\$45,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 7 day of July, 20 04

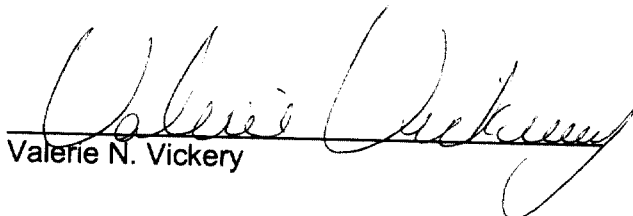
26 F

44459

APN: 538243

Statutory Warranty Deed  
- continued

File No.: 7021-378832 (SAC)  
Date: 07/02/2004

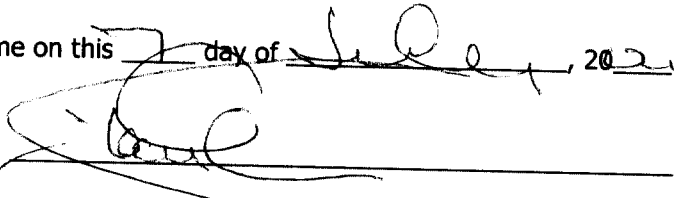
  
Valerie N. Vickery

STATE OF Oregon

)  
)ss.

County of Klamath

This instrument was acknowledged before me on this 7 day of July, 2004  
by **Valerie N. Vickery**.

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

