



After recording return to:
John D. S. Dunzweiler and Amy M.
Dunzweiler

10109 Wright Ave.
K. Falls, OR 97603

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

John D. S. Dunzweiler and Amy M.
Dunzweiler

SAME

File No.: 7021-414200 (SAC)

Date: July 07, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M04 Page 46588

State of Oregon, County of Klamath

Recorded 07/16/2004 _____ m

Vol M04 Pg 46588-89

Linda Smith, County Clerk

Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

Matthew S. Holder and Mary E. Holder as tenants by the entirety, Grantor, conveys and warrants to **John D. S. Dunzweiler and Amy M. Dunzweiler as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Unit 10109 Wright Avenue, Falcon Heights Condominium Stage 3, 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 **\$98,500.00**. (Here comply with requirements of ORS 93.030)

Dated this 14 day of July, 2004.

26F

46589

APN: 887748

Statutory Warranty Deed
- continued

File No.: 7021-414200 (SAC)
Date: 07/07/2004

Matthew S. Holder

Mary E. Holder

STATE OF

County of

Oregon,
Klamath^{ss.}

This instrument was acknowledged before me on this

14 day of July, 2001

by **Matthew S. Holder and Mary E. Holder.**

Stacy Collins

Notary Public for
My commission expires:

8-2-07

