

06 JUL 20 PM 3:49



After recording return to:  
Lance M. Lantheaume  
219 Martin Street  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Lance M. Lantheaume  
219 Martin Street  
Klamath Falls, OR 97601

File No.: 7021-413663 (SAC)  
Date: July 13, 2004

State of Oregon, County of Klamath

Recorded 07/20/2004 3:49 P m

Vol M04 Pg 47500-01

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

## STATUTORY WARRANTY DEED

**James J. Brochis and Mary P. Hazapis, as tenants in common**, Grantor, conveys and warrants to **Lance M. Lantheaume**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lots 22, 23 and 24, Block 22, INDUSTRIAL ADDITION to the City of Klamath Falls, 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 **\$70,000.00**. (Here comply with requirements of ORS 93.030)

26 F

47501

APN: R416945

Statutory Warranty Deed  
- continued

File No.: 7021-413663 (SAC)  
Date: 07/13/2004

Dated this 19 day of July, 2004.

James J. Brochis  
James J. Brochis

Mary P. Hazapis  
Mary P. Hazapis

STATE OF Oregon )  
County of Washington )ss.  
)

This instrument was acknowledged before me on this 19 day of July, 2004  
by **James J. Brochis and Mary P. Hazapis.**

Diane Headley

Notary Public for Oregon

My commission expires: 5-13-06

