

04 JUL 20 PM 8:49

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State of Oregon, County of Klamath
Recorded 07/20/2004 3:49 p m
Vol M04 Pg 47522-23
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

After recording return to:
Karen A. Volpe
2630 California
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Karen A. Volpe
2630 California
Klamath Falls, OR 97601

File No.: 7021-421329 (SAC)
Date: July 15, 2004

STATUTORY WARRANTY DEED

Stephanie Powley and Martin W. Dahm, not as tenants in common, but with rights of survivorship, Grantor, conveys and warrants to **Karen A. Volpe**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 13 and 14 in Block 3 of BUENA VISTA 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.

EXCEPTING THEREFROM the Southerly 10 feet of Lot 13.

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 **\$130,000.00**. (Here comply with requirements of ORS 93.030)

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47523

APN: R435746

Statutory Warranty Deed
- continued

File No.: 7021-421329 (SAC)
Date: 07/15/2004

Dated this 20 day of July, 2004

Stephanie Powley Dahm
Stephanie Powley

Martin W. Dahm
Martin W. Dahm

STATE OF Oregon)
County of Clatsop)ss.

This instrument was acknowledged before me on this 20 day of July, 2004
by **Stephanie Powley and Martin W. Dahm.**

[Signature]
Notary Public for Oregon
My commission expires:

