

04 JUL 23 PM 3:00



State of Oregon, County of Klamath
Recorded 07/23/2004 3:00 p m
Vol M04 Pg 48462-64
Linda Smith, County Clerk
Fee \$ 31⁰⁰ # of Pgs 3

After recording return to:
Mary Beets
906 North 8th Street
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
Mary Beets
906 North 8th Street
Klamath Falls, OR 97601

File No.: 7021-407040 (SJ)
Date: July 09, 2004

STATUTORY WARRANTY DEED

William R. Garrard and Sharon L. Garrard as tenants by the entirety, Grantor, conveys and warrants to **Mary Beets**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 9 and 10 Block 15, First 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 **\$130,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 15th day of July, 2004.

f31-

**NOTARY ACKNOWLEDGEMENT
ATTACHED TO DOCUMENT Statutory Warranty Deed**

File No: **7021-407040 (SJ)**

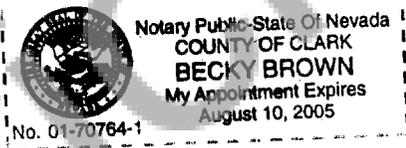
Date: **July 14, 2004**

STATE OF Nevada)
)ss.
County of Clark)

This instrument was acknowledged before me on this 15th day of July, 2004
by **Sharon L. Garrard**.

Becky Brown
Notary Public for Nevada

My commission expires: August 10, 2005



Unofficial Copy