

04 JUL 30 PM 3:31



State of Oregon, County of Klamath

Recorded 07/30/04 3:31 p m
T Vol M04 Pg 50127-28
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

After recording return to:
Zachariah J. Clements
220 Cadillac Drive #21
Sacramento, CA 95825

Until a change is requested all tax statements shall be sent to the following address:
Zachariah J. Clements
220 Cadillac Drive #21
Sacramento, CA 95825

File No.: 7021-421363 (SJ)
Date: July 21, 2004

STATUTORY WARRANTY DEED

Ida L. Spires, Trustee of the Ida L. Spires Revocable Living Trust dated August 24, 2000, Grantor, conveys and warrants to **Zachariah J. Clements,** Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

That portion of Lot 8 Block 8 of the Original Town of Klamath Falls, Oregon, to wit: Beginning at the Northeasterly corner of Block 8 of Original Town of Linkville now the City of Klamath Falls, Oregon; being the corner of Fifth (5th) and High Streets; thence Southeasterly along the Westerly line of Fifth (5th) Street 60 feet; thence Southwesterly and parallel with High Street 32 1/2 feet; thence Northwesterly and parallel with 5th Street 60 feet to Southeasterly line of High Street; thence Northeasterly and along said line of High Street, 32 1/2 feet to the place of beginning.

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.

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50128

APN: 475934

Statutory Warranty Deed
- continued

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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 **\$40,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 29 day of July, 2004.

Ida L. Spires,
Trustee of the Ida L.
Spires Revocable
Living Trust dated
August 24, 2000

Ida L. Spires Trustee

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 29 day of July, 2004 by as of Ida L. Spires, Trustee of the Ida L. Spires Revocable Living Trust dated August 24, 2000, on behalf of the .

Susan Marie Campbell



Notary Public for Oregon
My commission expires: 3-27-06