

04 JUL 30 PM 3:31

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After recording return to:  
Gregory W. Thompson  
414 S. 30th St  
Philomath, Or 97370

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

File No.: 7101-414718 (KLD)  
Date: July 22, 2004

State of Oregon, County of Klamath  
Recorded 07/30/04 3:31 p m  
T Vol M04 Pg 50133-4  
Linda Smith, County Clerk  
Fee \$ 2100 # of Pgs 2

### STATUTORY WARRANTY DEED

**Rubin H. Landau and Janet A. Landau, husband and wife as tenants by the entirety, Grantor, conveys and warrants to Ronald L. Virden and Eileen M. Virden, as tenants by the entirety as to an undivided 50% interest and Gregory W. Thompson and Rita J. Thompson, as tenants by the entirety as to an undivided 50% interest, as tenants in common, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**Lot 1 in Block 7 of Wagon Trail Acreages No. One, Second Addition, 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: 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, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin, to the extent such covenant, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes: 2004-2005 taxes, a lien due but not yet payable.**

The true consideration for this conveyance is **\$145,000.00**. (Here comply with requirements of ORS 93.030)

264

APN: 129257

Statutory Warranty Deed  
- continuedFile No.: 7101-414718 (KLD)  
Date: 07/22/2004

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.

Dated this 28 day of July, 2004.

Rubin H Landau by Janeth Landau  
Rubin H. Landau his attorney in fact

Janet A Landau  
Janet A. Landau

STATE OF Oregon )  
 )ss.  
County of Benton )

This instrument was acknowledged before me on this 28 day of July, 2004  
by **Janet A. Landau for herself and attorney in fact for Rubin H. Landau.**

Karen L Davis

Notary Public for Oregon

My commission expires: 6-28-08

