

04 JUL 30 PM 3:31

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After recording return to:
Monte E. Johnson
946 ALandale Street
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Monte E. Johnson
946 ALandale Street
Klamath Falls, OR 97603

File No.: 7021-426751 (SAC)
Date: July 27, 2004

State of Oregon, County of Klamath
TI Recorded 07/30/04 3:31 p m
Vol M04 Pg 50152-53
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Wesley A. Ridgley, Grantor, conveys and warrants to **Monte E. Johnson**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 20 Old Orchard Manor, 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 **\$"The true consideration for this conveyance is pursuant to an IRC Tax Deferred Exchange on behalf of the Grantee."** (Here comply with requirements of ORS 93.030)

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50153

APN: 444157

Statutory Warranty Deed
- continued

File No.: 7021-426751 (SAC)
Date: 07/27/2004

Dated this 20 day of July, 2004.

Wesley A. Ridgley
Wesley A. Ridgley

STATE OF Oregon)

County of Clatsop) ss.

This instrument was acknowledged before me on this 20 day of July, 2004
by **Wesley A. Ridgley**.

Stacy Collins
Notary Public for Oregon
My commission expires: 8/2/07

