



State of Oregon, County of Klamath
 Recorded 08/02/04 2:47 p m
 Vol M04 Pg 50578-79
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

After recording return to:
 Melanie Reed
 10632 Kincheloe Ave
 Klamath Falls, OR 97603

Until a change is requested all tax statements
 shall be sent to the following address:
 Melanie Reed
 10632 Kincheloe Ave
 Klamath Falls, OR 97603

File No.: 7021-410588 (SAC)
 Date: July 29, 2004

STATUTORY WARRANTY DEED

Kelly K. Carlson, Grantor, conveys and warrants to **Melanie Reed**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Unit 10632 Tract 1365 - FALCON HEIGHTS CONDOMINIUMS STAGE 2, 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 **\$72,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 2 day of August, 2004

APN: R886015

Statutory Warranty Deed
- continuedFile No.: 7021-410588 (SAC)
Date: 07/29/2004

Kelly K. Carlson
Kelly K. Carlson

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 2 day of August, 2004
by **Kelly K. Carlson**.

[Signature]
Notary Public for Oregon
My commission expires: 8/20/07

