

04 AUG 5 PM 11:40

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After recording return to:  
E. Marie Owens  
1925 Calhoun Street  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
E. Marie Owens  
1925 Calhoun Street  
Klamath Falls, OR 97601

File No.: 7021-411390 (SAC)  
Date: July 28, 2004

State of Oregon, County of Klamath

Recorded 08/05/04 11:40 m

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

### STATUTORY WARRANTY DEED

**John M. Bell and Kendall K. Bell, husband and wife as tenants by the entirety**, Grantor, conveys and warrants to **E. Marie Owens**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lots 7 and 8 in Block 19 of Mountain View 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 **\$198,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 2 day of August, 2004

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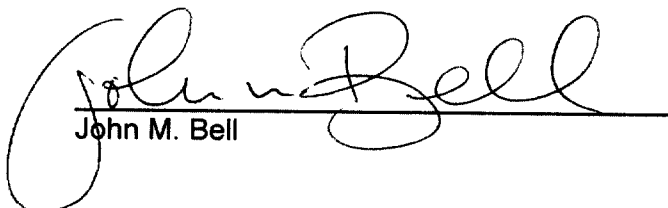
26 F


51378

APN: 174377

Statutory Warranty Deed  
- continued

File No.: 7021-411390 (SAC)  
Date: 07/28/2004

  
John M. Bell

  
Kendall K. Bell

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this  
by **John M. Bell and Kendall K. Bell.**

2 day of August 2004

  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: 8-2-07

