

04 AUG 9 PM 3:48

Vol M04 Page 52384



After recording return to:  
Claudia White  
1801 Last Street  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Claudia White  
1801 Last Street  
Klamath Falls, OR 97601

File No.: 7021-419152 (SJ)  
Date: July 26, 2004

State of Oregon, County of Klamath

Recorded 08/09/04 3:48 p m

Vol M04 Pg 52384

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

## STATUTORY WARRANTY DEED

**Tina M. Pettit**, Grantor, conveys and warrants to **Claudia White**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 1 in Block 77 of Buena Vista 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 **\$43,900.00**. (Here comply with requirements of ORS 93.030)

Dated this 4 day of August, 2004.

26F

