



After recording return to:
 Laura Ann Luna
 2007 Unity
 Klamath Falls, OR 97603

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

Laura Ann Luna
 1518 Crescent
 Klamath Falls, OR 97601

File No.: 7021-398623 (SAC)
 Date: August 09, 2004

State of Oregon, County of Klamath

Recorded 08/11/04 11:12 a m

Vol M04 Pg 52651

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Larry D. Derra and Susan Sorenson as tenants in common, Grantor, conveys and warrants to **Laura Ann Luna**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The Easterly 128 feet of Lot 5 in Block 32 of HILLSIDE ADDITION to the City of Klamath Falls, Oregon. ALSO beginning at the Southwest corner of Lot 6 in Block 32 of Hillside Addition to the City of Klamath Falls, Oregon, thence Easterly along the Southerly line of said Lot 6, 50 feet to the true point of beginning; thence Easterly along the Southerly line of said Lot 6, 10 feet; thence Northerly parallel with Crescent Avenue (formerly Albertson Street) 10 feet; thence Southerly and parallel to Crescent Avenue 50 feet to the point of beginning.

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.

52652

APN: 304156


Statutory Warranty Deed
- continued

File No.: 7021-398623 (SAC)
Date: 08/09/2004

The true consideration for this conveyance is **\$57,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 10 day of August, 2004


Larry D. Derra


Susan Sorenson

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 10 day of August, 2004
by **Larry D. Derra and Susan Sorenson**.


Notary Public for Oregon
My commission expires: 8/20

