



State of Oregon, County of Klamath  
 Recorded 08/16/04 3:32 p m  
 Vol M04 Pg 53764-65  
 Linda Smith, County Clerk  
 Fee \$ 26.00 # of Pgs 2

After recording return to:  
 William G. Valez and Susan B. Valez  
 1423 Upham Street  
 Klamath Falls, OR 97601

Until a change is requested all tax statements  
 shall be sent to the following address:  
 William G. Valez and Susan B. Valez  
 1423 Upham Street  
 Klamath Falls, OR 97601

File No.: 7021-429726 (SJ)  
 Date: August 05, 2004

## STATUTORY WARRANTY DEED

**Fred A. Wallace and Patricia A. Wallace, husband and wife as tenants by the entirety**, Grantor, conveys and warrants to **William G. Valez and Susan B. Valez as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lots 15, 16, 17, 18, 19, 20, 21 and 22 of Block 12, Industrial 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 **\$120,000.00**. (Here comply with requirements of ORS 93.030)

26F

APN: 415848

Statutory Warranty Deed  
- continued

53765  
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Date: 08/05/2004

Dated this 13 day of August, 2004.

Fred A. Wallace  
Fred A. Wallace

Patricia A. Wallace  
Patricia A. Wallace

STATE OF Washington )  
County of Thurston ) ss.

This instrument was acknowledged before me on this 13 day of August, 2004  
by **Fred A. Wallace and Patricia A. Wallace.**

Deanna L. Heartsfield  
Notary Public for  
My commission expires: 10/30/05

