

04 AUG 24 PM 3:04



State of Oregon, County of Klamath  
Recorded 08/24/04 3:04 p m  
Vol M04 Pg 56186-87  
Linda Smith, County Clerk  
Fee \$ 2600 # of Pgs 2

After recording return to:  
John F. Leahy  
20554 North Malin Road  
Malin, OR 97632

Until a change is requested all tax statements shall be sent to the following address:  
John F. Leahy  
20554 North Malin Road  
Malin, OR 97632

File No.: 7021-424851 (SAC)  
Date: July 27, 2004

**STATUTORY WARRANTY DEED**

**James R. Ottoman and Patricia Ottoman, as tenants by the entirety**, Grantor, conveys and warrants to **John F. Leahy and Monica J. Jones**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**NE 1/4 SW 1/4 Section 3, Township 41 South, Range 12 East of the Willamette Meridian, 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 **\$290,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 24 day of August, 2004

26 F

James R. Ottoman  
James R. Ottoman

Patricia Ottoman  
Patricia Ottoman

STATE OF Oregon )  
County of Klamath )ss.

This instrument was acknowledged before me on this 24 day of August, 2004  
by **James R. Ottoman and Patricia Ottoman.**

Stacy Collins  
Notary Public for Oregon  
My commission expires: 8/20

