



After recording return to:
 Von Richeson
 2028 Gary St.
 Klamath Falls, OR 97603

Until a change is requested all tax statements
 shall be sent to the following address:
 Von Richeson
 2028 Gary St.
 Klamath Falls, OR 97603

File No.: 7021-429971 (SAC)
 Date: August 27, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M04 Page 58650

State of Oregon, County of Klamath
 Recorded 09/01/04 3:48 p m
 Vol M04 Pg 58650-51
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Donald E. Ross and Darcel Ross, as tenants by the entirety, Grantor, conveys and warrants to **Von Richeson**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 4, Block 10, FIRST ADDITION TO KLAMATH RIVER ACRES, 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)

Dated this 20 day of August, 2004

58651

APN: R487798

Statutory Warranty Deed
- continued

File No.: 7021-429971 (SAC)
Date: 08/27/2004

Donald E. Ross
Donald E. Ross

Darcel Ross
Darcel Ross

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this

31 day of Aug, 2004

by **Donald E. Ross and Darcel Ross.**

Stacy Collins
Notary Public for Oregon
My commission expires: 8-2-07

