



After recording return to:
Douglas Ivey
731 Miner Road
Orinda, CA 94563

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

Douglas Ivey
731 Miner Road
Orinda, CA 94563

File No.: 7021-434368 (SJ)
Date: August 11, 2004

THIS SPACE **State of Oregon, County of Klamath**
Recorded 09/02/04 2:55 p m
Vol M04 Pg 58893-94
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

Sandia C. Pearson, Grantor, conveys and warrants to **Douglas Ivey**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 9, 10 and 11 Block 23 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 **\$12,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 14 day of August, 2004.

58894

APN: 417025

Statutory Warranty Deed
- continued

File No.: 7021-434368 (SJ)
Date: 08/11/2004

Sandia C. Pearson
Sandia C. Pearson

STATE OF California)
County of Napa)ss.
)

This instrument was acknowledged before me on this 14 day of Aug, 2004
by **Sandia C. Pearson**.

Aquil Abdullah

Notary Public for
My commission expires: Aug 1, 2004

