

04 SEP 8 AM 11:40

Vol M04 Page 59900



After recording return to:
Lynn Lundgren
1614 Homedale
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Lynn Lundgren
1614 Homedale
Klamath Falls, OR 97603

File No.: 7021-440754 (SAC)
Date: August 25, 2004

State of Oregon, County of Klamath
Recorded 09/08/04 11:40 a m
Vol M04 Pg 59900-01
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

Phillip D. Burton, Grantor, conveys and warrants to **Lynn Lundgren and Abraham T. Hanes**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The Northerly 80.4 feet of the East one-half of the South 1 acre of Tract 63 of Fair Acres Subdivision No. 1, 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 **\$89,250.00**. (Here comply with requirements of ORS 93.030)

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59901

APN: 450461

Statutory Warranty Deed
- continued

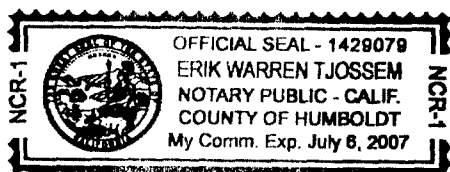
File No.: 7021-440754 (SAC)
Date: 08/25/2004

Dated this 27 day of August, 2004.

Phillip D. Burton
Phillip D. Burton

STATE OF California)
Oregon)ss.
County of Humboldt)

This instrument was acknowledged before me on this 27th day of August, 2004
by **Phillip D. Burton**.



Erik Warren Tjossem
Notary Public for ~~Oregon~~ California
My commission expires: 07/06/07