

04 SEP 13 AM 11:30

Vol M04 Page 60817



After recording return to:
Laura S. Leach
2525 Vine Ave
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Laura S. Leach
2525 Vine Ave
Klamath Falls, OR 97601

File No.: 7021-436904 (SAC)
Date: September 01, 2004

State of Oregon, County of Klamath
Recorded 09/13/04 11:30 a m
Vol M04 Pg 60817-18
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

Lyn Cimock, Grantor, conveys and warrants to **Laura S. Leach**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 445 in Block 126 of Mills 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 **\$70,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 8th day of September, 2004.

26 F

APN: 482285

Statutory Warranty Deed
- continuedFile No.: 7021-436904 (SAC)
Date: 09/01/2004

Lyn Cimock
Lyn Cimock

STATE OF Oregon)
County of Hood River)ss.
)

This instrument was acknowledged before me on this 8th day of September, 2004
by **Lyn Cimock**.

Brenda L. Lewis

Notary Public for Oregon

My commission expires: 3-19-06

