

04 SEP 15 PM 2:57

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State of Oregon, County of Klamath

Recorded 09/15/04 2:57p m

Vol M04 Pg 61493-94

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

After recording return to:  
Robert R. Sword  
4808 Darwin Place  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Robert R. Sword  
4808 Darwin Place  
Klamath Falls, OR 97603

File No.: 7021-437312 (SAC)  
Date: September 09, 2004

### STATUTORY WARRANTY DEED

**Jack O. Kuhn, Jr. and Orma M. Kuhn, as tenants by the entirety**, Grantor, conveys and warrants to **Robert R. Sword**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 12, Block 5, FIRST ADDITION TO KELENE GARDENS, 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 **\$128,900.00**. (Here comply with requirements of ORS 93.030)

Dated this 14 day of September, 2004.

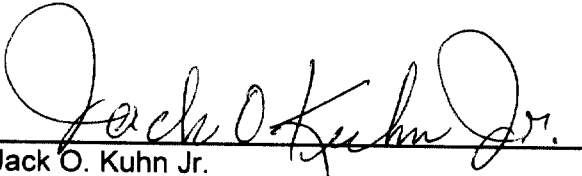
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APN: R577726

Statutory Warranty Deed  
- continued

File No.: 7021-437312 (SAC)  
Date: 09/09/2004

  
\_\_\_\_\_  
Jack O. Kuhn Jr.

  
\_\_\_\_\_  
Orma M. Kuhn

STATE OF Oregon

)  
)ss.

County of

Klamath

This instrument was acknowledged before me on this 14 day of Sept., 2004  
by **Jack O. Kuhn, Jr. and Orma M. Kuhn.**

  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: 8207

