

04 SEP 22 AM 11:25

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State of Oregon, County of Klamath
Recorded 09/22/04 11:25 a m
Vol M04 Pg 63642-43
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

After recording return to:
Barry J. Everett
1419 Canby
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Barry J. Everett
1419 Canby
Klamath Falls, OR 97601

File No.: 7021-441573 (SAC)
Date: September 01, 2004

STATUTORY WARRANTY DEED

Chris Fangman, an estate in fee simple, Grantor, conveys and warrants to **Barry J. Everett**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 6 in Block 14 of Hot Springs 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 **\$69,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 17 day of September, 2004.

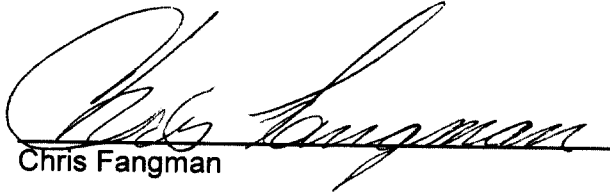
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APN: 303246

Statutory Warranty Deed
- continued

File No.: 7021-441573 (SAC)
Date: 09/01/2004


Chris Fangman

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 17 day of September, 2004
by **Chris Fangman**.


Notary Public for Oregon
My commission expires: 8-2007

