



After recording return to:  
Victor Nazarit  
4327 Shasta Way  
Klamath Falls, OR 97603

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

Victor Nazarit  
4327 Shasta Way  
Klamath Falls, OR 97603

File No.: 7021-456812 (SAC)  
Date: September 28, 2004

State of Oregon, County of Klamath

Recorded 10/04/04 3:46 p m

Vol M04 Pg 67075-76

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

## STATUTORY WARRANTY DEED

**Jeff Quinowski**, Grantor, conveys and warrants to **Victor Nazarit**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Tract No. 2 of Garden Tracts, 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 30 day of September, 2004.

67076

APN: 448144

Statutory Warranty Deed  
- continued

File No.: 7021-456812 (SAC)  
Date: 09/28/2004

Jeff Quinowski  
Jeff Quinowski

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 30 day of Sept, 2004  
by **Jeff Quinowski**.

Stacy Collins  
Notary Public for Oregon  
My commission expires: 8207

