



After recording return to:
James J. Kaps and Lethia L. Kaps
4449 Ardmore Ave
Olivehurst, CA 95961

Until a change is requested all tax statements
shall be sent to the following address:
James J. Kaps and Lethia L. Kaps
same as above

File No.: 7021-459107 (SAC)
Date: September 29, 2004

State of Oregon, County of Klamath

Recorded 10/06/04 2:19 p m

Vol M04 Pg 67714-15

Linda Smith, County Clerk

Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

Evelyn Jonnette Andrews, a single woman and John Steven Andrews, a single man, tenants in common with rights of survivorship, Grantor, conveys and warrants to James J. Kaps and Lethia L. Kaps as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 35 in Block 43, First Addition to Klamath Falls Forest Estates, 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 **\$8,000.00**. (Here comply with requirements of ORS 93.030)

67715

APN: 270487

Statutory Warranty Deed
- continued

File No.: 7021-459107 (SAC)
Date: 09/29/2004

Dated this 2nd day of October, 2004.

Evelyn Jonnette Andrews
Evelyn Jonnette Andrews

John Steven Andrews
John Steven Andrews

STATE OF Oregon Washington
County of Klamath Grays Harbor)ss.

This instrument was acknowledged before me on this 2nd day of October, 2004
by **Evelyn Jonnette Andrews and John Steven Andrews.**

Debra A. Marten

Notary Public for ~~Oregon~~ Washington
My commission expires: June 12, 2006

