

04 OCT 7 AM 11:25



After recording return to:
Justin Poe and Tiffany Poe
8205 Rockinghorse Lane
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Justin Poe and Tiffany Poe
8205 Rockinghorse Lane
Klamath Falls, OR 97603

File No.: 7021-449980 (SAC)
Date: October 01, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M04 Page 68122

State of Oregon, County of Klamath
Recorded 10/07/04 11:25 a m
Vol M04 Pg 68122-23
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

Marcos Quinn and Paula H. Quinn as tenants by the entirety, Grantor, conveys and warrants to **Justin Poe and Tiffany Poe as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 6 in Block 3 of Rolling Hills Subdivision, 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 **\$174,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 4 day of October, 20 04

Page 1 of 2

26-F

APN: 598767

Statutory Warranty Deed
- continued

68123
File No.: 7021-449980 (SAC)
Date: 10/01/2004

Marcos Quinn
Marcos Quinn

Paula H. Quinn
Paula H. Quinn

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 4 day of October, 2004
by **Marcos Quinn and Paula H. Quinn.**

Stacy Collins
Notary Public for Oregon
My commission expires: 8/2007

