

04 OCT 8 AM 11:04

Vol M04 Page 68401



After recording return to:
Jane M. Mathiason
10069 Westbrook Drive
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Jane M. Mathiason
10069 Westbrook Drive
Klamath Falls, OR 97603

File No.: 7021-453893 (SAC)
Date: September 30, 2004

State of Oregon, County of Klamath
Recorded 10/08/04 11:04 a m iE
Vol M04 Pg 68401-02
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

Kay L. Foust, Grantor, conveys and warrants to **Jane M. Mathiason**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Unit 10069 Tract 1379 Falcon Heights Condominium Stage 3, 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 **\$116,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 7 day of October, 20 04.

File -

68402

APN: 887694

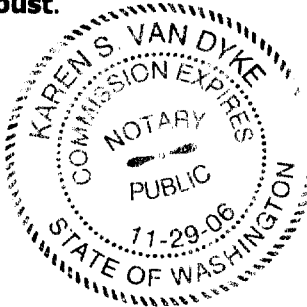
Statutory Warranty Deed
- continued

File No.: 7021-453893 (SAC)
Date: 09/30/2004

Kay L. Foust
Kay L. Foust

STATE OF Oregon ut)
County of King)ss.
)

This instrument was acknowledged before me on this 7 day of October, 2004
by **Kay L. Foust**.



Karen S. Van Dyke
ut
Notary Public for Oregon
My commission expires: 11-29-06