



After recording return to:  
 Maria F. Anderson  
 111 Wasco Ave  
 Chiloquin, OR 97624

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

Maria F. Anderson  
 111 Wasco Ave  
 Chiloquin, OR 97624

File No.: 7021-446472 (SAC)  
 Date: October 08, 2004

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State of Oregon, County of Klamath  
 Recorded 10/18/04 11:24 a m  
 Vol M04 Pg 70677  
 Linda Smith, County Clerk  
 Fee \$ 26<sup>00</sup> # of Pgs 2

## STATUTORY WARRANTY DEED

**Joni Leaf and Jennifer Peel**, Grantor, conveys and warrants to **Maria F. Anderson**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 7 in Block 1 of West Chiloquin, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Together with a 1978 SANPE Manufactured home, plate # X151991.**

**This property is free from liens and encumbrances, EXCEPT:**

1. Other: **Subject to that certain Deed of Trust recorded July 30, 1996, volume m96, page 23098 in favor of Herman McCarty.**
2. Other: **Subject to that certain Deed of Trust recorded June 24, 1997, volume M97 page 19480, in favor of Alfred L. and Judy Edgar**
3. 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.

70678

APN: 880746

Statutory Warranty Deed  
- continued

File No.: 7021-446472 (SAC)  
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The true consideration for this conveyance is **\$37,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 12 day of Oct, 2004

Joni Leaf *Joni Leaf*

*Jennifer Peel*  
Jennifer Peel

STATE OF Oregon )  
County of Klamath )ss.

This instrument was acknowledged before me on this 12 day of Oct, 2004  
by **Joni Leaf and Jennifer Peel**.

*Stacy Collins*  
Notary Public for Oregon  
My commission expires: 8/2/07

