

04 OCT 19 PM 3:14



After recording return to:

Hrant Y. Boyadjian

604 North 9th Street *1411 Canby*
Klamath Falls, OR 97601

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

Hrant Y. Boyadjian

604 North 9th Street *Same*
Klamath Falls, OR 97601

File No.: 7021-460363 (SAC)

Date: October 14, 2004

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State of Oregon, County of Klamath

Recorded 10/19/04 *2:14 P* m

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Elaine Sine, who acquired title as Elaine Hein, Grantor, conveys and warrants to **Hrant Y. Boyadjian**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The Southeasterly 65 feet of Lot 1, Block 63, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, 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 **\$76,900.00**. (Here comply with requirements of ORS 93.030)

Dated this 18 day of October, 2004

26-F

71149

APN: 370333

Statutory Warranty Deed
- continued

File No.: 7021-460363 (SAC)
Date: 10/14/2004

Elaine Sine
Elaine Sine

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 10 day of Oct, 2004
by **Elaine Sine**.

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

