

04 OCT 20 AM 11:42

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After recording return to:
First American Exchange Company
4911 Lorrayne Place
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
First American Exchange Company
4911 Lorrayne Place
Klamath Falls, OR 97603

File No.: 7021-458311 (SAC)
Date: September 28, 2004

State of Oregon, County of Klamath

Recorded 10/20/04 11:42 a m

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Herbert A. Swain and Dorothy E. Swain as tenants by the entirety, Grantor, conveys and warrants to Kenneth A. Katsuda and Peggy Ann Katsuda, Trustees of the Katsuda Family Revocable Trust UTD 6/10/03, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 15 in Block 6 of Tract No. 1078, Second Addition to Kelene Gardens, 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 **\$97,000.00**. (Here comply with requirements of ORS 93.030)

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71349


APN: 577879

Statutory Warranty Deed
- continued

File No.: 7021-458311 (SAC)
Date: 09/28/2004

Dated this 12TH day of OCTOBER, 2004.



Herbert A. Swain


Dorothy E. Swain

STATE OF Oregon)
County of Jackson)ss.

This instrument was acknowledged before me on this 12th day of October, 2004
by **Herbert A. Swain and Dorothy E. Swain.**




Notary Public for Oregon
My commission expires: 5-21-2005