



After recording return to:
Jerry L. Walls and Jeanna G. Walls
4445 Barry Ave
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Jerry L. Walls and Jeanna G. Walls
4445 Barry Ave
Klamath Falls, OR 97603

File No.: 7021-448450 (SAC)
Date: October 06, 2004

State of Oregon, County of Klamath
Recorded 10/26/04 2:35 p m
Vol M04 Pg 73164-65
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Sharon E. Breen, who aquired title as Sharon E. Addington, Grantor, conveys and warrants to Jerry L. Walls and Jeanna G. Walls as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The Southwesterly 35 feet of Lot 7 and the Northeasterly 30 feet of Lot 8 in Block 4, First Addition to Tonatee Homes, 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 **\$91,500.00**. (Here comply with requirements of ORS 93.030)

F26. ✓

73165

APN: 554867

Statutory Warranty Deed
- continued

File No.: 7021-448450 (SAC)
Date: 10/06/2004

Dated this 21 day of October, 2004

Sharon E. Breen
Sharon E. Breen

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 21 day of October, 2004
by **Sharon E. Breen.**

Stacy Collins

Notary Public for Oregon
My commission expires:

8-2-07

