

04 NOV 8 PM 3:32

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After recording return to:  
Sandra K. Rockwell  
702-710 North 11th Street  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Sandra K. Rockwell  
702-710 North 11th Street  
Klamath Falls, OR 97601

File No.: 7021-463413 (SAC)  
Date: November 04, 2004

State of Oregon, County of Klamath  
Recorded 11/08/04 3:32 p m  
Vol M04 Pg 76919-21  
Linda Smith, County Clerk  
Fee \$ 31<sup>00</sup> # of Pgs 3

### STATUTORY WARRANTY DEED

**John Glogowski**, Grantor, conveys and warrants to **Sandra K. Rockwell**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**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 **\$85,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 8 day of November 2004

31F

76920

APN: 370841

Statutory Warranty Deed  
- continued

File No.: 7021-463413 (SAC)  
Date: 11/04/2004

John Glogowski  
John Glogowski

STATE OF Oregon )  
County of Klamath )ss.

This instrument was acknowledged before me on this 8 day of NOV., 2004  
by **John Glogowski**.

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



APN: 370841

Statutory Warranty Deed  
- continuedFile No.: 7021-463413 (SAC)  
Date: 11/04/2004**EXHIBIT A****LEGAL DESCRIPTION:****Parcel 1:**

Beginning at the most Easterly corner of Lot 1 Block 67, Nichols Addition to the City of Klamath, Oregon; thence Northwesterly along the West line of Eleventh Street, 40 feet; thence Southwesterly at right angles with Eleventh Street to the right of way of the U. S. Government Canal; thence Southeasterly along said right of way to the North line of Grant Street, formerly Franklin Street; thence Northeasterly along the North line of said Grant Street to the most Easterly corner of said Lot 1, the point of beginning and being the Southeasterly 40 feet of Lots 1 and 2 of said Block 67, Nichols Addition, in the County of Klamath, State of Oregon.

SAVING AND EXCEPTING THEREFROM any portion thereof lying within the right of way of the USBR Canal.