



After recording return to:
Barbara Walker
451 Donald
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Barbara Walker
451 Donald
Klamath Falls, OR 97601

File No.: 7021-472409 (SAC)
Date: November 23, 2004

State of Oregon, County of Klamath
Ti Recorded 11/30/04 5:43 p m
Vol M04 Pg 82632-33
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Glenn L. Terriere and Emma A. Terriere as tenants by the entirety, Grantor, conveys and warrants to **Barbara Walker**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The East 1/2 of Lot 39 and all of Lot 40 West Park Addition, to the City of Klamath Falls, Oregon, 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 **\$185,000.00**. (Here comply with requirements of ORS 93.030)

26F

82633

APN: 300007

Statutory Warranty Deed
- continued

File No.: 7021-472409 (SAC)
Date: 11/23/2004

Dated this 23 day of Nov, 2004

Glenn L Terriere
Glenn L. Terriere

Emma A. Terriere
Emma A. Terriere

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 23 day of November, 2004
by **Glenn L. Terriere and Emma A. Terriere.**

[Signature]
Notary Public for Oregon
My commission expires: 2007

