



After recording return to:
Dennis E. Lautz
4636 Douglas
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Dennis E. Lautz
4636 Douglas
Klamath Falls, OR 97601

File No.: 7021-477343 (SAC)
Date: November 30, 2004

Tr State of Oregon, County of Klamath
Recorded 12/02/04 2:59 p m
Vol M04 Pg 83015.16
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

Opal F. Derby, Initial Trustee of the Robert R. Derby Family Trust, dated November 8, 1989, Grantor, conveys and warrants to **Dennis E. Lautz**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 20 and 21, Block 1, STEWART, 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 **\$110,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 01 day of December, 2004.

83016

APN: R538449

Statutory Warranty Deed
- continued

File No.: 7021-477343 (SAC)
Date: 11/30/2004

Opal F. Derby, Initial Trustee of the Robert R.
Derby Family Trust

Arlene Tepper
Arlene Tepper, Successor Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 01 day of December 2004
by as of Opal F. Derby, Initial Trustee of the Robert R. Derby Family Trust, on behalf of the .

Nicole Rue

Notary Public for Oregon

My commission expires: July 20th, 2007

