



After recording return to:  
Robert L. James and Deborah L.  
James

~~2350 Eberlein Ave~~ 708 N. 9th St.  
~~Klamath Falls, OR 97601~~  
K. Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:

Robert L. James and Deborah L. James  
2350 Eberlein Ave SAME  
Klamath Falls, OR 97601

File No.: 7021-489473 (SAC)

Date: November 24, 2004

State of Oregon, County of Klamath  
Ti Recorded 12/08/04 3 24 P m  
Vol M04 Pg 84264-65  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

## STATUTORY WARRANTY DEED

**Brian Roberson and Glenda Roberson as tenants by the entirety**, Grantor, conveys and warrants to **Robert L. James and Deborah L. James as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 2 in Block 304 of Darrow Addition to the City of Klamath Falls, 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 **\$45,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 8 day of December, 2004.

2004

84265

APN: 633265

Statutory Warranty Deed  
- continued

File No.: 7021-489473 (SAC)  
Date: 11/24/2004

Brian Roberson

Glenda Roberson

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 8 day of Dec, 2004  
by **Brian Roberson and Glenda Roberson.**

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

