



After recording return to:  
Zdenek Lebis and Danielle Lebis  
PO Box 328  
Pioneer Town, CA 92268

Until a change is requested all tax statements  
shall be sent to the following address:  
Zdenek Lebis and Danielle Lebis  
PO Box 328  
Pioneer Town, CA 92268

File No.: 7021-493925 (SAC)  
Date: December 07, 2004

State of Oregon, County of Klamath  
Recorded 12/15/04 3:22 p m  
Vol M04 Pg 85902-03  
THI: Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

### STATUTORY WARRANTY DEED

**Timothy Patrick Regan**, Grantor, conveys and warrants to **Zdenek Lebis and Danielle Lebis as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 18 Block 76 Klamath Falls Forest Estates Highway 66 Unit, Plat No. 4, 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 **\$7,000.00**. (Here comply with requirements of ORS 93.030)

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

261

85903

APN: 385247

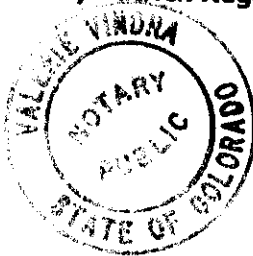
Statutory Warranty Deed  
- continued

File No.: 7021-493925 (SAC)  
Date: 12/07/2004

Timothy Patrick Regan  
Timothy Patrick Regan

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 14<sup>th</sup> day of December, 2004  
by **Timothy Patrick Regan**.



[Signature]  
Notary Public for Oregon  
My commission expires: 08-24-06