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State of Oregon, County of Klamath

Recorded 01/05/2005 2:57 p m

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

After recording return to:  
Cristina M. Stricker and Jason S.  
Rhoads

2335 Garden Ave  
K.F., OR. 97601

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

Cristina M. Stricker and Jason S.  
Rhoads

Same.

File No.: 7021-500953 (SAC)

Date: December 29, 2004

## STATUTORY WARRANTY DEED

**Horst Wurzburg**, Grantor, conveys and warrants to **Cristina M. Stricker and Jason S. Rhoads, not as tenants in common, but with full rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 374 in Block 122 of Mills 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 **\$90,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 30 day of December, 2004

*gib*

01082

APN: 481375

Statutory Warranty Deed  
- continued

File No.: 7021-500953 (SAC)  
Date: 12/29/2004

Horst Wurzburg  
Horst Wurzburg

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 30 day of December 2004  
by **Horst Wurzburg**.

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

