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Vol M05 Page 02058



State of Oregon, County of Klamath
Recorded 01/11/2005 11:48a m E
Vol M05 Pg 02058-59
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

After recording return to:
Gary Grady With and Karen Marie With
4482 Round Lake Road
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Gary Grady With and Karen Marie With
4482 Round Lake Road
Klamath Falls, OR 97603

File No.: 7021-494625 (SAC)
Date: December 29, 2004

STATUTORY WARRANTY DEED

Norman M Sargent and Barbara A Sargent as tenants by the entirety, Grantor, conveys and warrants to **Gary Grady With and Karen Marie With as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 6 in Block 1 Cedar Springs, 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 **\$149,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 5 day of January, 2005

Page 1 of 2


2005

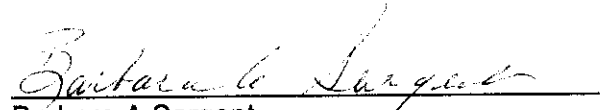
02059

APN: 774745

Statutory Warranty Deed
- continued

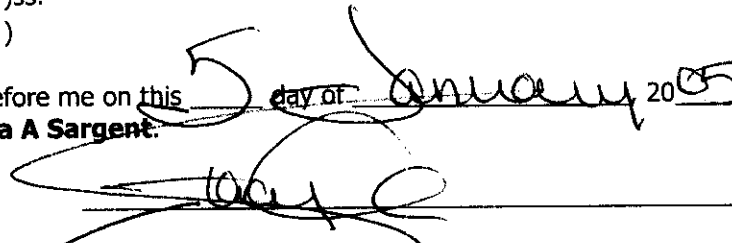
File No.: 7021-494625 (SAC)
Date: 12/29/2004


Norman M Sargent


Barbara A Sargent

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 5 day of January 2005
by **Norman M Sargent and Barbara A Sargent.**


Notary Public for Oregon
My commission expires: 8-2007

