

05 JAN 11 PM 3:23

Vol M05 Page 02230



After recording return to:
James R. Wolf

*PO Box 1117
Columbia, CA 95310*

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

File No.: 7021-494026 (SAC)
Date: January 04, 2005

State of Oregon, County of Klamath
Recorded 01/11/2005 3:23 p m
Ti Vol M05 Pg 02230-32
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

Judy C. Thomas, Grantor, conveys and warrants to **James R. Wolf**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$53,900.00**. (Here comply with requirements of ORS 93.030)

Dated this 10 day of January, 2005

JP

02231

APN: 481936

Statutory Warranty Deed
- continued

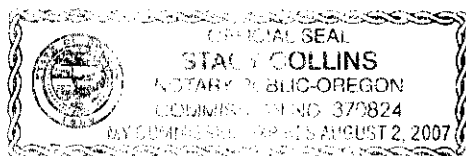
File No.: 7021-494026 (SAC)
Date: 01/04/2005

Judy C. Thomas
Judy C. Thomas

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 10 day of Jan., 2005
by **Judy C. Thomas.**

[Signature]
Notary Public for Oregon
My commission expires 8-2-07



APN: **481936**Statutory Warranty Deed
- continuedFile No.: **7021-494026 (SAC)**
Date: **01/04/2005****EXHIBIT A****LEGAL DESCRIPTION:**

Lot 25 in Block 125, MILLS 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.

ALSO, all that portion of the strip of land lying contiguous to the Northerly boundary of Lot 25, Block 125, MILLS ADDITION, City of Klamath Falls, shown on the map filed May 1, 1926, in the Klamath County Records, and between extensions of the Easterly boundary line and the Westerly boundary line of said lot to the centerline of that strip of land described in the certain correction deed to the United States dated September 28, 1912, recorded in Book 38 page 209, filed in the records of Klamath County, State of Oregon.