

Vol M05 Page 02252

After recording return to:  
James R. Wolf  
442 Division  
Klamath Falls, OR 97601

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

James R. Wolf  
442 Division  
Klamath Falls, OR 97601

File No.: 7021-485492 (SAC)  
Date: January 04, 2005

State of Oregon, County of Klamath  
Recorded 01/11/2005 3:23 p m  
Vol M05 Pg 02252-53  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

### STATUTORY WARRANTY DEED

**Gary J. Turner and Darcie K. Turner and Virginia R. Thompson not as tenants in common, but with rights of survivorship**, 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:

**Lot 4 in Block 33, WEST KLAMATH, 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)

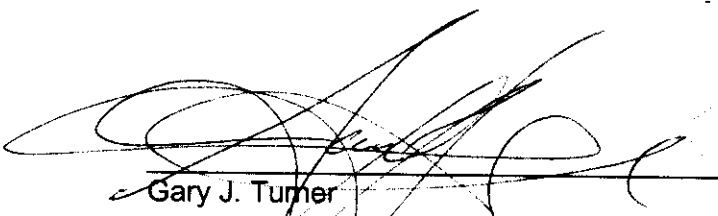
Dated this 10 day of January, 2005

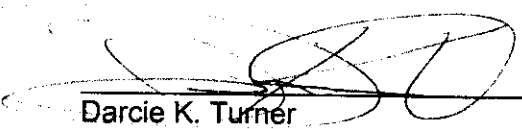
APN: 496831

Statutory Warranty Deed  
- continued

02253

File No.: 7021-485492 (SAC)  
Date: 01/04/2005

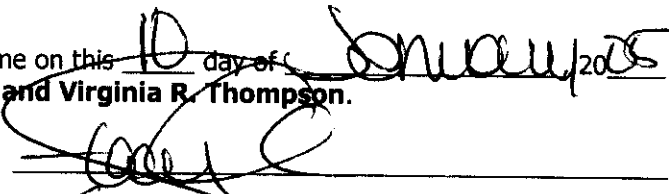
  
\_\_\_\_\_  
Gary J. Turner

  
\_\_\_\_\_  
Darcie K. Turner

  
\_\_\_\_\_  
Virginia R. Thompson

STATE OF Oregon                    )  
  )ss.  
County of Klamath                )

This instrument was acknowledged before me on this 10 day of January, 2005  
by **Gary J. Turner and Darcie K. Turner and Virginia R. Thompson.**

  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: 8-2-07

