



State of Oregon, County of Klamath
 Recorded 01/12/05 3:29 p m
 Vol M05 Pg 02642-43
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

After recording return to:

Yair Strauss

~~Lots 51, 50, 49, Mountain Lakes-~~

~~OR~~

P.O. Box 309

Ashland, OR 97520

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

Yair Strauss

~~Lots 51, 50, 49, Mountain Lakes-~~

~~OR~~

P.O. Box 309

Ashland, OR 97520

File No.: 7021-503912 (SAC)

Date: December 27, 2004

STATUTORY WARRANTY DEED

Jeanne M. Scott, who took title as Jeanne M. Dore, Grantor, conveys and warrants to **Yair Strauss**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 49, 50 and 51, Block 6, Mountain Lake Homesites, according to the official plat thereof on file in the office of the County Clerk, 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 **\$40,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 30 day of DECEMBER, 2004.

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02643

APN: R320245

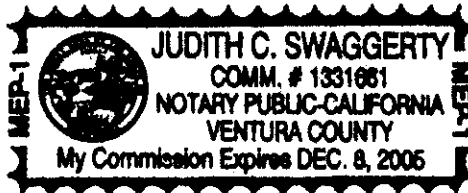
Statutory Warranty Deed
- continued

File No.: 7021-503912 (SAC)
Date: 12/27/2004

Jeanne M. Scott
Jeanne M. Scott

STATE OF ~~Oregon~~ CALIF)
County of ~~Klamath~~ VENTURA)ss.

This instrument was acknowledged before me on this 30 day of DECEMBER, 2004
by **Jeanne M. Scott.**



Judith C. Swaggerty
Notary Public for ~~Oregon~~ CALIFORNIA
My commission expires: 12-08-2005