

05 JAN 28 AM 11:36



After recording return to:  
Manuel Cruz and Suzanne Cruz  
~~XXXXXXXX~~ 16111 Lance Ct.  
~~XOR~~ Sonora, CA 95370

Until a change is requested all tax statements  
shall be sent to the following address:  
Manuel Cruz and Suzanne Cruz  
~~XXXXXXXX~~ SAME  
~~XORX~~

File No.: 7021-498999 (SAC)  
Date: January 18, 2005

Vol M05 Page 06337

State of Oregon, County of Klamath  
Recorded 01/28/05 11:36 a m  
Vol M05 Pg 06337-38  
Linda Smith, County Clerk  
Fee \$ 31 <sup>00</sup> # of Pgs 3

### STATUTORY WARRANTY DEED

**Glen Thompson and Julie McDonnell as tenants in common**, Grantor, conveys and warrants to **Manuel Cruz and Suzanne Cruz as tenants by the entirety**, 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 **\$85,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 08 day of January, 2005.

31F

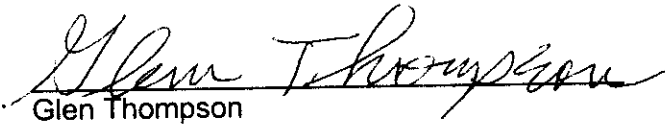
06338

APN: 300454

Statutory Warranty Deed  
- continued

File No.: 7021-498999 (SAC)

Date: 01/18/2005

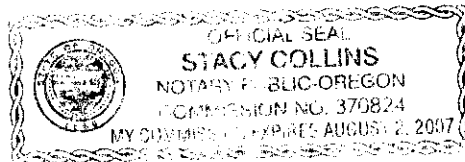
  
Glen Thompson

  
Julie McDonnell

STATE OF Oregon )  
                                  )ss.  
County of Klamath )

This instrument was acknowledged before me on this 28 day of January, 2005  
by **Glen Thompson and Julie McDonnell**

  
Notary Public for Oregon  
My commission expires: 8207



06339

APN: 300454

Statutory Warranty Deed  
- continued

File No.: 7021-498999 (SAC)  
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**EXHIBIT A**

**LEGAL DESCRIPTION:**

A portion of Lots 4 and 5 Block 2 Fairview No. 2 (also being known as Fairview Addition No. 2) to the City of Klamath Falls, Oregon, more particularly described as follows:

Commencing at the Northeasterly corner of Lookout and Delta Streets in the City of Klamath Falls, which is the Southwesterly corner of Lot 4 Block 2 Fairview No. 2 Addition to the City of Klamath Falls, Oregon, and which is the point of beginning; thence running Easterly along the Southerly line of said Lot 4 and parallel to Delta Street a distance of 60 feet; thence at right angles running in a Northerly direction and parallel with Lookout Street crossing Lot 4 and a portion of Lot 5 a distance of 80 feet; thence at right angles running in a Westerly direction and parallel with the Northerly line of Lot 5 and parallel to Delta Street a distance of 60 feet to the intersection of said line with Delta Street which is the Westerly boundary of said Lot 5; thence at right angles and running in a Southerly direction parallel with Lookout Street and along the Westerly boundary of Lots 5 and 4 aforesaid a distance of 80 feet to the point of beginning.