



After recording return to:
Kevin Harvey
438 High Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Kevin Harvey
438 High Street
Klamath Falls, OR 97601

File No.: 7021-515274 (SAC)
Date: January 24, 2005

State of Oregon, County of Klamath
Recorded 01/28/05 3:20 P m
Vol M05 Pg 06568-70
Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

STATUTORY WARRANTY DEED

Zachariah J. Clements, Grantor, conveys and warrants to **Kevin Harvey**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

That portion of Lot 8 Block 8 of the Original Town of Klamath Falls, Oregon, to wit: Beginning at the Northeasterly corner of Block 8 of Original Town of Linkville now the City of Klamath Falls, Oregon; being the corner of Fifth (5th) and High Streets; thence Southeasterly along the Westerly line of Fifth (5th) Street 60 feet; thence Southwesterly and parallel with High Street 32 1/2 feet; thence Northwesterly and parallel with 5th Street 60 feet to Southeasterly line of High Street; thence Northeasterly and along said line of High Street, 32 1/2 feet to the place of beginning.

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.

312

ALL-PURPOSE ACKNOWLEDGMENT

06569

State of California

County of Sacramento

} ss.

On January 24, 2005

(DATE)

before me, Betty Jane Jantz

(NOTARY)

personally appeared Zachariah James Clements

SIGNER(S)

☐ personally known to me

- OR -

☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Betty Jane Jantz
NOTARY SIGNATURE

OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgment to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☒ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER:

DESCRIPTION OF ATTACHED DOCUMENT

Statutory Warranty Deed
TITLE OR TYPE OF DOCUMENT

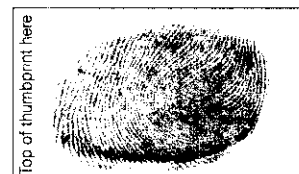
2 pages
NUMBER OF PAGES

1/24/05
DATE OF DOCUMENT

OTHER

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

RIGHT THUMBPRINT
OF
SIGNER



06570

APN: R475934

Statutory Warranty Deed
- continued

File No.: 7021-515274 (SAC)
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The true consideration for this conveyance is **\$54,900.00**. (Here comply with requirements of ORS 93.030)

Dated this 24 day of January, 20 05.

Zachariah J. Clements
Zachariah J. Clements

STATE OF California
~~Oregon~~)
County of ~~Klamath~~ Sacramento) ss.

This instrument was acknowledged before me on this 24th day of January, 20 05
by **Zachariah J. Clements**.

Betty Jane Jantz
Notary Public for ~~Oregon~~ California
My commission expires: 8/12/2008

