

05 FEB 18 AM 11:40

Vol M05 Page 11104



After recording return to:
Gregory Scott Newman
2039 Huron Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Gregory Scott Newman
2039 Huron Street
Klamath Falls, OR 97601

File No.: 7021-522417 (SAC)
Date: February 08, 2005

State of Oregon, County of Klamath
Recorded 02/18/2005 11:40 a m
Tr Vol M05 Pg 11104-05
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Stephen Slattery, Grantor, conveys and warrants to **Gregory Scott Newman**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 14 in Block 44 of Hillside 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.

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 **\$100,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 10 day of February, 2005.


265

11105

APN: 305770

Statutory Warranty Deed
- continued

File No.: **7021-522417 (SAC)**
Date: **02/08/2005**

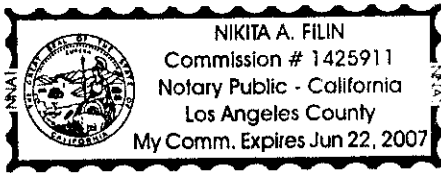

Stephen Slattery

STATE OF ~~Oregon~~^{MP} California)
)ss.

County of ~~Klamath~~^{MI} Los Angeles)

This instrument was acknowledged before me on this 10th day of February, 2005
by **Stephen Slattery**.

[Handwritten signature]



Notary Public for ~~Oregon~~ California
My commission expires: June 22, 2002