

05 FEB 18 AM 11:40

Vol M05 Page 11116



After recording return to:
Lonnie Jacobs
128W Villas Rd
Medford, OR 97502

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

File No.: 7021-484358 (SAC)
Date: February 10, 2005

State of Oregon, County of Klamath
Recorded 02/18/2005 11:40 a m
Vol M05 Pg 11116-17
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

Ronald Dean Igou, Grantor, conveys and warrants to **Lonnie Jacobs**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

A portion of Lots 9 and 10 of EMPIRE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows: Beginning at the Northeast corner of said Lot 10; thence South along the East line of said Lot 10, 90 feet; thence West at right angles 142 feet, more or less, to the West line of said Lot 9; thence North along the West line of said Lot 9, 90 feet to the South line of Frieda Street; thence East 142 feet to the place of beginning.

This property is free from liens and encumbrances, EXCEPT:

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 **\$47,000.00**. (Here comply with requirements of ORS 93.030)

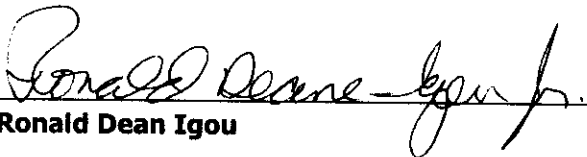
Dated this 17 day of Feb., 2005.

11117

APN: R447751

Statutory Warranty Deed
- continued

File No.: 7021-484358 (SAC)
Date: 02/10/2005



Ronald Dean Igou

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 17 day of Feb, 2005
by **Ronald Dean Igou**.



Notary Public for Oregon
My commission expires:

FILED FOR RECORDING
IN BOOK
1001405
AND INDEXED
FEB 11 2005
CLATSOP COUNTY, OREGON