



After recording return to:

Jeffrey H. Sargo

20009 Peppermint Falls Rd.
Jamestown CA 95327

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

Jeffrey H. Sargo

Same

File No.: 7021-557158 (SAC)

Date: April 06, 2005

Vol M05 Page 24473

THIS

State of Oregon, County of Klamath
Recorded 04/08/2005 3:45 p m
Vol M05 Pg 24473-74
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

Robert Lander, Grantor, conveys and warrants to **Jeffrey H. Sargo**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

That portion of Lot 1, Block 218 of SECOND MILLS ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the North-East corner of Lot 1, Block 218, SECOND MILLS ADDITION to the City of Klamath Falls, Oregon; thence 50 feet along the Northern boundary of Lot 1, from Division Street along Union Avenue in the direction of Martin Street; thence South along the dividing line of Lots 1 and 2, 40 feet; thence East along a line parallel with Union Avenue, a distance of 50 feet to the Easterly line of Lot 1 bordering on Division Street; thence North in the direction of Union Avenue, a distance of 40 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.

H&F.

24474

APN: 632998

Statutory Warranty Deed
- continued

File No.: 7021-557158 (SAC)
Date: 04/06/2005

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 **\$50,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 10 day of April, 2005.

Robert Lander
Robert Lander

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 10 day of April, 2005
by **Robert Lander**.

[Signature]
Notary Public for Oregon
My commission expires: 8/2/07

