



After recording return to:

Jeffrey H. Sargo

*2009 Peppermint Falls Rd  
Jamestown OR 95327*

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

Jeffrey H. Sargo

*Same*

File No.: 7021-557150 (SAC)

Date: April 06, 2005

THIS State of Oregon, County of Klamath  
Recorded 04/08/2005 3:45 p m  
Vol M05 Pg 24502-03  
Linda Smith, County Clerk  
Fee \$ 26.00 # 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:

**The Southerly 40 feet of Lot 1, Block 218, SECOND MILLS ADDITION to the City of Klamath Falls, in the County of Klamath, State of 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 **\$50,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 11 day of April, 2005

*20F*

**APN: 633014**

Statutory Warranty Deed  
- continued


File No.: **7021-557150 (SAC)**  
Date: **04/06/2005**

Robert Lander  
Robert Lander

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this  
by **Robert Lander**.

6 day of April, 2005

before me on this 6 day of April, 2007  
  
 Notary Public for Oregon  
 My commission expires: 6/20/11

