



After recording return to:

Jeffrey H. Sargo

*20009 Peppermint Mills Rd  
Garnett, CA 95327*

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

Jeffrey H. Sargo

*Same*

File No.: 7021-518659 (SAC)

Date: April 06, 2005

State of Oregon, County of Klamath  
Recorded 04/08/2005 3:45 p m  
Vol M05 Pg 24531-33  
Linda Smith, County Clerk  
Fee \$ 31<sup>00</sup> # of Pgs 3

### 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:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**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 06 day of April, 2005.

24532

APN: 633005

Statutory Warranty Deed  
- continued

File No.: 7021-518659 (SAC)  
Date: 04/06/2005

*Robert Lander*

Robert Lander

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this

*16* day of *April*, 20*05*

by **Robert Lander**.

*Stacy Collins*

Notary Public for Oregon

My commission expires:

*8/2/07*



**24533**

APN: **633005**

Statutory Warranty Deed  
- continued

File No.: **7021-518659 (SAC)**  
Date: **04/06/2005**

**EXHIBIT A**

**LEGAL DESCRIPTION:**

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

Beginning at a point 40 feet South of the Northeast corner of Lot 1, Block 218, SECOND MILLS ADDITION to the City of Klamath Falls, Oregon; thence West, along a line parallel with Union Avenue, a distance of 50 feet to the dividing line of Lots 1 and 2; thence South along the dividing line of Lots 1 and 2 a distance of 40 feet; thence East along a line parallel with Union Avenue, a distance of 50 feet to the Easterly line of Lot 1; thence North, along the Easterly line of Lot 1, facing on Division Street, a distance of 40 feet to the place of beginning.