



After recording return to:
 April L. Sergi
 1514 Etna Street
 Klamath Falls, OR 97603

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

April L. Sergi
 1514 Etna Street
 Klamath Falls, OR 97603

File No.: 7021-553061 (DMC)
 Date: April 18, 2005

State of Oregon, County of Klamath
 Recorded 04/26/2005 11:13 a.m.
 Vol M05 Pg 29406-08
 Linda Smith, County Clerk
 Fee \$ 3.00 # of Pgs 3

STATUTORY WARRANTY DEED

Lonnie L. Robinson and Lydia L. Robinson as tenants by the entirety, Grantor, conveys and warrants to **April L. Sergi**, 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 **\$86,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 21 day of April, 2005.

Page 2 of 3

APN: **447868**Statutory Warranty Deed
- continuedFile No.: **7021-553061 (DMC)**
Date: **04/18/2005****EXHIBIT A****LEGAL DESCRIPTION:**

All that portion of Lot 13 of Empire Tracts as shown upon the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 13 and running thence East along the South line of said Lot, 72.2 feet to a point which is the Northeast corner of Lot 10 of Garden Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence in a Northeasterly direction in a straight line to the Southeast corner of Lot 10 of said Empire Tracts; thence West along the South line of Lots 10 and 9 of Empire Tracts, 142.0 feet; thence South along the West line of said Lot 13 of Empire Tracts 129.3 feet to the point of beginning.