



After recording return to:
Joseph A. Hubert
6707 Airway Drive
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Joseph A. Hubert
6707 Airway Drive
Klamath Falls, OR 97603

File No.: 7021-369149 (SAC)
Date: April 25, 2005

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 04/28/2005 3:25 P m
Vol M05 Pg 30429-30
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

David Kandra and Janelle Kandra as tenants by the entirety, Grantor, conveys and warrants to **Joseph A. Hubert**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Parcel 2 of Land Partition LP 7-97 situated in the SE 1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, 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 **\$81,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 28 day of April, 2005

205

30430

APN: 884792

Statutory Warranty Deed
- continued

File No.: 7021-369149 (SAC)
Date: 04/25/2005

David Kandra
David Kandra

Janelle Kandra
Janelle Kandra

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 28 day of April, 2005
by **David Kandra and Janelle Kandra**.

Stacy Collins
Notary Public for Oregon
My commission expires: 8-2-07

