

05 JUN 20 AM 11:53

Vol M05 Page 46033



After recording return to:
Teresa Goggia
2346 Radcliffe Ave.
Klamath Falls, OR 97600

Until a change is requested all tax statements
shall be sent to the following address:
Teresa Goggia
2346 Radcliffe Ave.
Klamath Falls, OR 97600

File No.: 7021-599605 (DMC)
Date: June 14, 2005

State of Oregon, County of Klamath
Recorded 06/20/05 11:53 a. m
Vol M05 Pg 46033-34
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

Klaus D. Leuprecht, Grantor, conveys and warrants to **Teresa Goggia**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The North 80 feet of Lot 2, Block 308, Darrow Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of 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 **\$80,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 15 day of June, 2005.

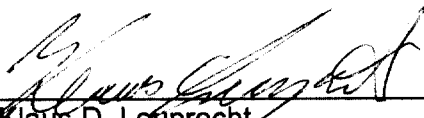
26^P

46034

APN: 634157

Statutory Warranty Deed
- continued

File No.: 7021-599605 (DMC)
Date: 06/14/2005


Klaus D. Leuprecht

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 15 day of June, 2005
by **Klaus D. Leuprecht**.




Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2005