

05 JUL 5 PM 3:23

Vol M05 Page 50981



THIS SPACE State of Oregon, County of Klamath  
Recorded 07/05/05 3:23 p m  
Vol M05 Pg 50981-82  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

After recording return to:

Jeffrey H. Sargo

~~547 Uerlings Avenue~~

~~Klamath Falls, OR 97601~~

20009 Peppermint Falls Rd.  
Arrestown, CA 95307

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

Jeffrey H. Sargo

~~547 Uerlings Avenue~~

~~Klamath Falls, OR 97601~~

SAME

File No.: 7021-577320 (SAC)

Date: June 23, 2005

## 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 45 feet of Lot 8, Block 96, BUENA VISTA 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 **\$60,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 5 day of July, 2005.

265

50982

APN: R366614

Statutory Warranty Deed  
- continued

File No.: 7021-577320 (SAC)  
Date: 06/23/2005

*Robert Lander*

Robert Lander

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 5 day of July, 2005  
by **Robert Lander**.

*[Signature]*  
\_\_\_\_\_  
Notary Public for Oregon

My commission expires: 8-2-07

