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THIS SPACE

State of Oregon, County of Klamath  
Recorded 07/05/05 3:24p m  
Vol M05 Pg 51030-31  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

After recording return to:

Jeffrey H. Sargo

~~551 Verlings Avenue~~

~~Klamath Falls, OR 97601~~

20009 Peppermint Falls, Rd.  
Jamestown, CA 95327

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

Jeffrey H. Sargo

~~551 Verlings Avenue~~

~~Klamath Falls, OR 97601~~

SAME

File No.: 7021-573592 (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 Northerly 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.

26F

51031

APN: R366623

Statutory Warranty Deed  
- continued

File No.: 7021-573592 (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**.

Stacy Collins  
Notary Public for Oregon  
My commission expires:

