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MT-67729 sm



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State of Oregon, County of Klamath
Recorded 01/11/2005 3:17 P m
Vol M05 Pg 02142
Linda Smith, County Clerk
Fee \$ 21 # of Pgs 1

After recording return to:
RYAN A. SAGER
2327 AUTUMN AVENUE
KLAMATH FALLS, OR 97601

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

RYAN A. SAGER
2327 AUTUMN AVENUE
KLAMATH FALLS, OR 97601

Escrow No. MT67729-SM

STATUTORY WARRANTY DEED

THOMAS S. HOWARD and STACY M. HOWARD, as tenants by the entirety, Grantor(s) hereby convey and warrant to RYAN A. SAGER, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

Parcel 2 of Land Partition 55-95 being a portion of a parcel of land being a portion of the NE1/4 of the SW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3909-005CA-01401-000 Key No: 882060

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$113,500.00.

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.

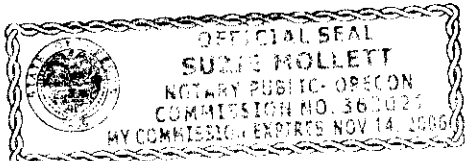
Dated this 10 day of Jan, 2005.

THOMAS S. HOWARD

STACY M. HOWARD

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Jan. 10, 2005 by THOMAS S. HOWARD and STACY M. HOWARD.



(Notary Public for Oregon)
My commission expires 11/14/2006

2/10 sm