

05 JAN 31 PM 11:44



After recording return to:  
Gavin Sykes-McLaughlin and Jennifer Sykes  
3076 East Lake Avenue  
Chiloquin, OR 97624

Until a change is requested all tax statements shall be sent to the following address:  
Gavin Sykes-McLaughlin and Jennifer Sykes  
3076 East Lake Avenue  
Chiloquin, OR 97624

File No.: 7021-502785 (SAC)  
Date: January 19, 2005

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M05 Page 06827

State of Oregon, County of Klamath  
Recorded 01/31/05 11:44 a m  
Vol M05 Pg 06827-28  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

## STATUTORY WARRANTY DEED

**Marlene A. Groleaux**, Grantor, conveys and warrants to **Gavin Sykes-McLaughlin and Jennifer Sykes as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lots 1 and 2 in Block 14 of Oregon Shores Subdivision Tract No. 1053, 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 **\$78,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 19th day of January, 20 05.

305

06828

APN: 225553

Statutory Warranty Deed  
- continued

File No.: 7021-502785 (SAC)  
Date: 01/19/2005

Marlene A. Groleaux  
Marlene A. Groleaux

STATE OF Oregon )  
County of Lincoln ) ss.  
)

This instrument was acknowledged before me on this 21<sup>st</sup> day of January, 2005  
by **Marlene A. Groleaux**.

K. L. Nachand

Notary Public for Oregon

My commission expires: Sept 10, 2006

