

05 FEB 2 AM 11:48

State of Oregon, County of Klamath  
Recorded 02/02/05 11:48 a m  
Vol M05 Pg 07650  
Linda Smith, County Clerk  
Fee \$ 21<sup>00</sup> # of Pgs 1

*1st 509713*

**WARRANTY DEED -- STATUTORY FORM**

JOHNIE R. LORANCE and SHEILA R. LORANCE, husband and wife, Grantor,  
conveys and warrants to

DAVID E. EGERTON and BETTIE EGERTON, husband and wife, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

Lot 41 in Block 1 Tract 1098-Split Rail Ranchos, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No(s): 137907  
Map/Tax Lot No(s): 2310-35B-2500

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$20,000.00 .

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 27<sup>th</sup> day of January, 2005.

*[Signature]*  
JOHNIE R. LORANCE  
*[Signature]*  
SHEILA R. LORANCE

STATE OF OREGON, COUNTY OF Maion ) SS.

This instrument was acknowledged before me on January 28<sup>th</sup>, 2005 by JOHNIE R. LORANCE and SHEILA R LORANCE.

*[Signature]*  
(Notary Public for Oregon)  
My commission expires 10-27-06

After recording return to:  
WESTERN TITLE & ESCROW COMPANY  
16455 WILLIAM FOSS ROAD  
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:  
BETTIE & DAVID EGERTON  
PO BOX 1218  
LA PINE, OR 97739

TITLE NO. 7029509713  
ESCROW NO. 14-0000905



*AE*