/ol	M05	Page	0	7	8	8	8

THE AMERICA
fter recording return to:

After recording return to: James R. Wolf

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

James R. Wolf

mbia CA95310

De 1 re

File No.: 7021-510545 (SAC) Date: January 13, 2005 State of Oregon, County of Klamath
Recorded 02/03/05 //.5/a m
Vol M05 Pg 07888-89
Linda Smith, County Clerk
Fee \$ 2600 # of Pgs 2

STATUTORY WARRANTY DEED

David M. Latourette and Pamela R. Latourette not as tenants in common, Grantor, conveys and warrants to **James R. Wolf**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 12 in Block 72 of 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:

 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 \$37,000.00. (Here comply with requirements of ORS 93.030)

75

APN: 212683

Statutory Warranty Deed - continued

File No.: 7021-510545 (SAC)

Date: 01/13/2005

David M. Latourette

Pamela R. Latourette

STATE OF Oregon

))ss.)

County of Klamath

This instrument was acknowledged before me on this _ by David M. Latourette and Pamela R. Latourette.

_ day of LDMC 20 05

Notary Public for Oregon My commission expires:

