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Vol M05 Page 07888



State of Oregon, County of Klamath  
T Recorded 02/03/05 11:52 a m  
Vol M05 Pg 07888-89  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

After recording return to:

James R. Wolf

PO Box 1117  
Columbia, CA 95310

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

James R. Wolf

*Same*

File No.: 7021-510545 (SAC)

Date: January 13, 2005

### 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:**

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

Dated this 1 day of February, 2005.

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*gfe*

07889

APN: 212683

Statutory Warranty Deed  
- continued

File No.: 7021-510545 (SAC)  
Date: 01/13/2005

  
\_\_\_\_\_  
David M. Latourette

  
\_\_\_\_\_  
Pamela R. Latourette

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 1 day of February, 2005  
by **David M. Latourette and Pamela R. Latourette.**

  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: 8-2-07

