



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

PO Box 1117

Columbia CA 95310

File No.: 7021-513767 (SAC)

Date: January 24, 2005

State of Oregon, County of Klamath

Recorded 02/03/05 11:57a m

Vol M05 Pg 07890-92

Linda Smith, County Clerk

Fee \$ 3.00 # of Pgs 3

STATUTORY WARRANTY DEED

**David Latourette and Pamela Latourette, as tenants by the entirety,
as to Parcel 1**

**David M. Latourette and Pamela R. Latourette, as tenants by the entirety,
as to Parcel 2,** 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:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$63,000.00**. (Here comply with requirements of ORS 93.030)

07891

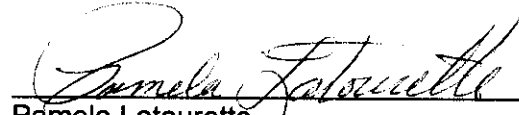
APN: R212610

Statutory Warranty Deed
- continued

File No.: 7021-513767 (SAC)
Date: 01/24/2005

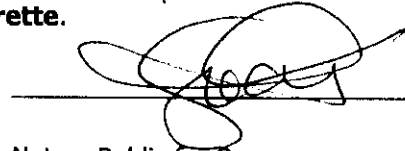
Dated this 1 day of February, 2005.


David Latourette


Pamela Latourette

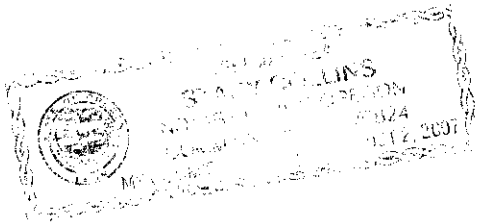
STATE OF Oregon)
County of Klamath)ss.
)

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



Notary Public for Oregon
My commission expires:





APN: **R212610**Statutory Warranty Deed
- continuedFile No.: **7021-513767 (SAC)**
Date: **01/24/2005****EXHIBIT A****LEGAL DESCRIPTION:****PARCEL 1:**

A parcel of land lying in Lots 5 and 6, Block 72, 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, more particularly described as follows:

Beginning at the most Easterly corner of Lot 6, Block 72, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, and running thence South 89°31' West along the Southerly line of Prescott Street 114.35 feet to the true point of beginning of this description; thence South 13°51' West a distance of 80.05 feet, more or less, to a point on the line between Lots 4 and 5 of said Block 72; thence North 52°51' West along said line between said Lots 4 and 5, a distance of 80 feet to a point in the Southeasterly line of Lot 7 of said Block 72; thence Northeasterly along the line between said Lots 5 and 7 to Prescott Street; thence North 89°31' East along the Southerly line of Prescott Street to the true point of beginning.

PARCEL 2:

Lot 7, Block 72, 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.