



After recording return to:  
 Brandon N. Keffer  
 1629 Portland Street  
 Klamath Falls, OR 97601

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

Brandon N. Keffer  
 1629 Portland Street  
 Klamath Falls, OR 97601

File No.: 7021-522653 (DMC)  
 Date: February 07, 2005

THIS

State of Oregon, County of Klamath  
 Recorded 02/16/2005 11:07 a.m.  
 Vol M05 Pg 10576-77  
 Linda Smith, County Clerk  
 Fee \$ 26<sup>00</sup> # of Pgs 2

### STATUTORY WARRANTY DEED

**Walter Jerde**, Grantor, conveys and warrants to **Brandon N. Keffer**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 14 in Block 18 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, 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. An existing Deed of Trust with **ABN Amro Mortgage Group, Inc.** recorded **December 3, 2002** under Recording No. **M02, Page 70310**, which shall continue to be the obligation of the Grantor(s) herein. Grantor(s) herein agrees to pay said encumbrance in accordance with the terms and conditions contained therein and agrees to pay said encumbrance in full no later than full payment to Grantor(s) of that certain debt being executed by Grantee(s) and recorded simultaneously herewith.
2. 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.

26 F.

10577

APN: 303585

Statutory Warranty Deed  
- continued

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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 **\$67,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 1<sup>st</sup> day of February, 2005.

  
Walter J. Jerde

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 1<sup>st</sup> day of February, 2005  
by **Walter Jerde**.



  
Dori Crain  
Notary Public for Oregon  
My commission expires: November 7, 2005