



State of Oregon, County of Klamath
Recorded 02/18/2005 3:14P m
Vol M05 Pg 11216
Linda Smith, County Clerk
Fee \$ 21 # of Pgs 1

THIS SPACE

After recording return to:
Gregory A. Richardson
16714 Ponderosa Lane
Klamath Falls, OR 97601

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

Gregory A. Richardson
16714 Ponderosa Lane
Klamath Falls, OR 97601

Escrow No. MT67755-MS

MTC 67755-MS

STATUTORY WARRANTY DEED

Clarence R. Jackson, Grantor(s) hereby convey and warrant to **Gregory A. Richardson**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 12 in Block 11 of FIRST ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax Account No.: 3907-025C0-07500-000 Key No.: 487841

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$170,000.00**.

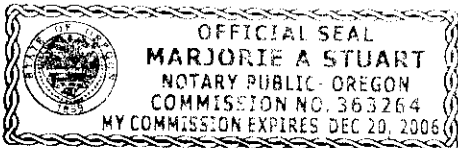
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 17th day of FEB, 2005

[Signature]
Clarence R. Jackson

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 2/17, 2005 by Clarence R. Jackson.



[Signature]
(Notary Public for Oregon)

My commission expires 12/20/06

21.00
an