

05 FEB 23 AM 11:49

Vol M05 Page 11877



After recording return to:  
Douglas H. Rose and Rochelle L. Rose  
760 SE 4th  
Toledo, OR 97391

Until a change is requested all tax statements  
shall be sent to the following address:  
Douglas H. Rose and Rochelle L. Rose  
760 SE 4th  
Toledo, OR 97391

File No.: 7064-520387 (MG)  
Date: February 01, 2005

State of Oregon, County of Klamath  
Recorded 02/23/2005 11:49 a m  
Vol M05 Pg 11877-78  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

### STATUTORY WARRANTY DEED

**Edward J. Senger**, Grantor, conveys and warrants to **Douglas H. Rose and Rochelle L. Rose**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 15 in Block 7 of Tract 1076, Third Addition to Antelope Meadows, 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 **\$34,000.00**. (Here comply with requirements of ORS 93.030)

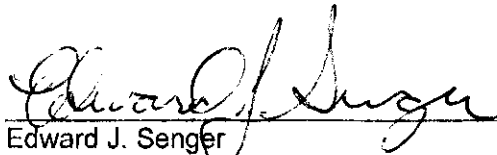
Dated this 1 day of Feb, 2005.

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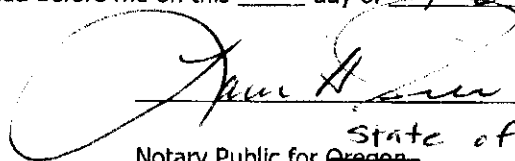
APN: 136962

Statutory Warranty Deed  
- continuedFile No.: 7064-520387 (MG)  
Date: 02/01/2005

  
Edward J. Senger

3/4  
nj 1-f  
STATE OF ~~Oregon~~ Hawaii )  
County of ~~Klamath~~ Hawaii ) ss.

This instrument was acknowledged before me on this 1 day of Feb, 20 05  
by **Edward J. Senger**.

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Notary Public for ~~Oregon~~ State of Hawaii Not.  
My commission expires: 6/1/04