

05 FEB 25 PM 1:16

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After recording return to:
Jayne N. Warner and Kermit R.
Warner
4979 Southview
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Jayne N. Warner and Kermit R. Warner
4979 Southview
Klamath Falls, OR 97603

File No.: 7021-529526 (SAC)
Date: February 15, 2005

State of Oregon, County of Klamath
Recorded 02/25/2005 11:18 a m
THI Vol M05 Pg 12463-64
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Richard C. Dowling and Shari D. Dowling as tenants by the entirety, Grantor, conveys and warrants to **Jayne N. Warner and Kermit R. Warner as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 20 in Block 14 of Tract No. 1064, First Addition to Gatewood, 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 **\$161,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 23 day of February, 2005.

28-

12464

APN: 574300

Statutory Warranty Deed
- continued

File No.: 7021-529526 (SAC)
Date: 02/15/2005

Richard C. Dowling
Richard C. Dowling

Shari D. Dowling
Shari D. Dowling

STATE OF Oregon)
County of ~~Klamath~~ COOS)ss.

This instrument was acknowledged before me on this 23 day of February, 2005
by **Richard C. Dowling and Shari D. Dowling**.

Vicki Rossback



Notary Public for Oregon

My commission expires: 7/11/07