

05 FEB 25 PM 3:15

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After recording return to:
Eric Helm
3442 Hilyard Ave
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Eric Helm
3442 Hilyard Ave
Klamath Falls, OR 97603

File No.: 7021-522191 (SAC)
Date: February 08, 2005

State of Oregon, County of Klamath
Recorded 02/25/2005 3:15p m
Vol M05 Pg 12472-73
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

Lowell Lee Weatherford and Jeri Jo Weatherford as tenants by the entirety, Grantor, conveys and warrants to **Eric Helm**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The Easterly 85 feet of Lots 1 and 2, Block 5 of Altamont Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SAVING AND EXCEPTING therefrom the Northerly 5 feet thereof conveyed to Klamath County for road purposes by Deed Volume 300 page 379, Deed records 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 **\$55,000.00**. (Here comply with requirements of ORS 93.030)

205

12473

APN: 541131

Statutory Warranty Deed
- continued

File No.: 7021-522191 (SAC)
Date: 02/08/2005

Dated this 25 day of Feb., 2005

Lowell Lee Weatherford
Lowell Lee Weatherford

Jeri Jo Weatherford
Jeri Jo Weatherford

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 25 day of Feb., 2005
by **Lowell Lee Weatherford and Jeri Jo Weatherford.**

Stacy Collins
Notary Public for Oregon
My commission expires: 8-2-07

