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MT6-66372KR



Vol M05 Page 12581

State of Oregon, County of Klamath  
Recorded 02/25/2005 3:20 p m  
Vol M05 Pg 12581-82  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

THIS SPACE RESER

After recording return to:

Frances R. Jirsa

5160 Glenwood Drive

Klamath Falls, OR 97603

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

Frances R. Jirsa

5160 Glenwood Drive

Klamath Falls, OR 97603

Escrow No. MT66372-KR

### STATUTORY WARRANTY DEED

**Don Purio, Inc., and Oregon Corporation**, Grantor(s) hereby convey and warrant to **Frances R. Jirsa**, Grantee(s) the following described real property in the County of **and State of Oregon**, free of encumbrances except as specifically set forth herein:  
**/Klamath**

#### LEGAL DESCRIPTION

Lot 15 of TRACT 1400, REGENCY ESTATES - PHASE 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed by instrument recorded in Volume M04, page 74000, Microfilm Records of Klamath County, Oregon, described as follows:

A tract of land situated in Lot 15 of "Tract 1400 - REGENCY ESTATES - PHASE 2", situated in the SE1/4 NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon to be combined with Lot 14 of "Tract 1292 -REGENCY ESTATES - PHASE 1", being more particularly described as follows:

The Southerly 5.00 feet of said Lot 15. The survey of this parcel is shown on the survey of said Property Line Adjustment 16-04 and recorded as record of Survey No. 7022 on file in the office of the Klamath County Surveyor.

Tax Account No: 3909-014BD-01300-000

Key No: 890298

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 **\$185,000.00**.

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 25<sup>th</sup> day of February, 2005.

Don Purio, Inc., and Oregon Corporation

BY: 

Don Purio, Member

2600 am

State of Oregon  
County of KLAMATH

12582

This instrument was acknowledged before me on February 25, 2005 by Don Purio as ~~a Member~~ <sup>President</sup> ~~for Don Purio, Inc., and~~ <sup>(RP)</sup>  
Oregon Corporation.

Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2007

