

05 FEB 25 PM 3:20

MTZ- 67498 KR



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State of Oregon, County of Klamath  
Recorded 02/25/2005 3:20 p m

THIS SPACE R Vol M05 Pg 12585

Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

After recording return to:

Ronald W. Gibson

1243 McClellan Drive

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Ronald W. Gibson

1243 McClellan Drive

Klamath Falls, OR 97601

Escrow No.

MT67498-KR

### STATUTORY WARRANTY DEED

**Frances R. Jirsa**, Grantor(s) hereby convey and warrant to **Ronald W. Gibson**, Grantee(s) the following described real property in the County of and State of Oregon, free of encumbrances except as specifically set forth herein:

**Lot 3 in Block 5 of FIRST ADDITION TO CYPRESS VILLA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Tax Account No: 3909-012CB-11100-000

Key No: 564106

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 **\$140,000.00**.

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

Frances R Jirsa  
Frances R. Jirsa

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on February 24, 2005 by Frances R. Jirsa.

Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2007



2100 am