



THIS SPACE RE

State of Oregon, County of Klamath  
 Recorded 02/28/2005 10:58 A m  
 Vol M05 Pg 12930  
 Linda Smith, County Clerk  
 Fee \$ 21 # of Pgs 1

After recording return to:

Edwin Tuhy  
 2206 Kimberly Drive  
 Klamath Falls, OR 97603

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

Edwin Tuhy  
 2206 Kimberly Drive  
 Klamath Falls, OR 97603

Escrow No. MT68288-MS

## STATUTORY WARRANTY DEED

**Johnny S. Ferrea and Miryam L. Ferrea, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Edwin Tuhy**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

The East 144 feet of Lot 4 in LANDIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-010DA-03900-000

Key No: 545075

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 **\$115,600.00**.

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.

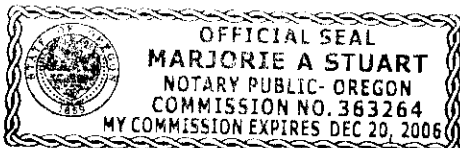
Dated this 23rd day of Feb, 2005

Johnny S. Ferrea  
 Johnny S. Ferrea

Miryam L. Ferrea  
 Miryam L. Ferrea

State of Oregon  
 County of KLAMATH

This instrument was acknowledged before me on 2/23, 2005 by Johnny S. Ferrea and Miryam L. Ferrea.



[Signature]  
 (Notary Public for Oregon)

My commission expires 12/20/06

2/20 Am