



State of Oregon, County of Klamath
 Recorded 03/03/2005 3:08 p m
 Vol M05 Pg 14318-19
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

After recording return to:
 Paul Brian Bigby and Ami L Bigby
 195 ~~162~~ E Main Street
 Klamath Falls, OR 97601

Until a change is requested all tax statements
 shall be sent to the following address:
 Paul Brian Bigby and Ami L Bigby
 195 ~~162~~ E Main Street
 Klamath Falls, OR 97601

File No.: 7021-529441 (SAC)
 Date: February 16, 2005

STATUTORY WARRANTY DEED

Ken Bigby and Jo Ann Bigby as tenants by the entirety, Grantor, conveys and warrants to **Paul Brian Bigby and Ami L Bigby as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 49 in Block 11 of Industrial Addition to the City of Klamath Falls, 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 **\$100,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 28 day of February, 2005

261

14319

APN: 415777

Statutory Warranty Deed
- continued

File No.: 7021-529441 (SAC)
Date: 02/16/2005

Ken Bigby
Ken Bigby

Jo Ann Bigby
Jo Ann Bigby

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 02 day of February, 2005
by **Ken Bigby and Jo Ann Bigby.**

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

