

05 MAR 4 PM 3:10

MT-68284SH

Vol M05 Page 14825



State of Oregon, County of Klamath  
Recorded 03/04/2005 3:16 P m  
Vol M05 Pg 14825  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

After recording return to:

ROY E. BIRDSONG

3708 S. 6TH STREET

Klamath Falls, OR 97601

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

ROY E. BIRDSONG

3708 S. 6TH STREET

Klamath Falls, OR 97601

Escrow No. MT68284-SH

### STATUTORY WARRANTY DEED

**JOHN E. EVANS and CATHERINE EVANS, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **ROY E. BIRDSONG**, 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:

**Lot 4 in Block 8 of TRACT NO. 1088 LYNNEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Tax Account No: 3808-025DD-05100-000

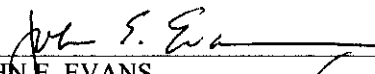
Key No: 426373

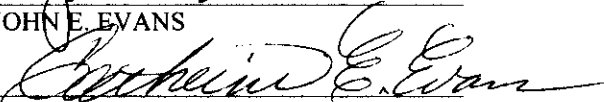
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$246,000.00**.

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.

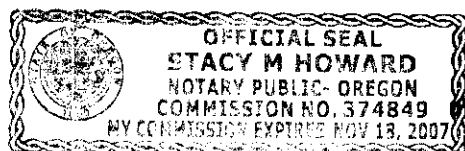
Dated this 3<sup>rd</sup> day of March, 2005.

  
JOHN E. EVANS

  
CATHERINE EVANS

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on March 3, 2005 by JOHN E. EVANS and CATHERINE EVANS.



  
(Notary Public for Oregon)

My commission expires 11/18/2007

21.00  
PM