

05 MAR 17 PM 2:55

mtc- 08530 TM



Vol M05 Page 17558

THIS SPACE R
State of Oregon, County of Klamath
Recorded 03/17/2005 2:56 p.m
Vol M05 Pg 17558
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:
WILLIAM E. MC GINNIS
5536 STURDIVANT AVENUE
KLAMATH FALLS, OR 97603

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

WILLIAM E. MC GINNIS
5536 STURDIVANT AVENUE
KLAMATH FALLS, OR 97603

Escrow No. MT68530-TM

STATUTORY WARRANTY DEED

DAVID WARANKA and PATRICIA S. WARANKA, as tenants by the entirety, Grantor(s) hereby convey and warrant to WILLIAM E. MC GINNIS and DENIECE C. MC GINNIS, as tenants by the entirety, 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 7 in Block 15 of Tract No. 1072, THIRD 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: 3909-011DD-03900-000 Key No: 559158

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 15 day of March, 2005

David Waranka
DAVID WARANKA

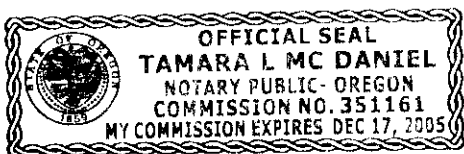
Patricia S. Waranka
PATRICIA S. WARANKA

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 15, 2005 by DAVID WARANKA and PATRICIA S. WARANKA.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05



2/19/05