

05 MAR 18 PM 3:33



mtc-68335 TM

Vol M05 Page 18064

State of Oregon, County of Klamath  
Recorded 03/18/2005 3:33 p m  
Vol M05 Pg 18064  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

THIS SPACE R

After recording return to:  
RICHARD A. ESPOSITO  
10072 WESTBROOK DRIVE  
KLAMATH FALLS, OR 97603

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

RICHARD A. ESPOSITO  
10072 WESTBROOK DRIVE  
KLAMATH FALLS, OR 97603

Escrow No. MT68335-TM

### STATUTORY WARRANTY DEED

**WAYNE K. KOLII**, Grantor(s) hereby convey and warrant to **RICHARD A. ESPOSITO and SUEANN ESPOSITO, 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:

Unit 10072 (Westbrook Drive), Supplemental Plat Tract 1379, FALCON HEIGHTS CONDOMINIUM STAGE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No.: 3909-03400-70010-000

Key No.: 887690

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 **\$110,000.00**.

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 17 day of March 2005

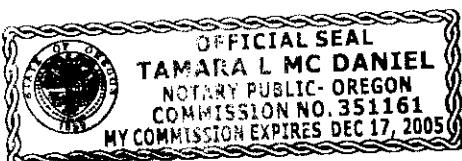
Wayne K. Koli  
WAYNE K. KOLII

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on March 17, 2005 by WAYNE K. KOLII.

Tamara L. McDaniel  
(Notary Public for Oregon)

My commission expires 12/17/05



2/10  
Am