

05 MAR 18 PM 3:33

MT68786MS

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State of Oregon, County of Klamath
Recorded 03/18/2005 3:33 p m
Vol M05 Pg 18094
Linda Smith, County Clerk
Fee \$ 2.00 # of Pgs 1

THIS SPACE RES

After recording return to:

Charles L. Michel

446 Leafwood Drive

Eagle Point, OR 97524

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

Charles L. Michel

446 Leafwood Drive

Eagle Point, OR 97524

Escrow No. MT68786-MS

STATUTORY WARRANTY DEED

Richard W. Capps and Judy M. Capps, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Charles L. Michel**, 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:

Lots 16, 17 and 18 in Block 54 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3811-023B0-02600-000
473712

Key No.:

Tax Account No.: 3811-023B0-02700-000
473721

Key No.:

Tax Account No.: 3811-023B0-02800-000
473730

Key No.:

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:

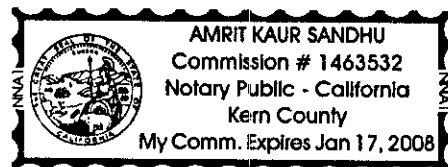
The true and actual consideration for this conveyance is **\$30,000.00**.

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.

Richard W. Capps

Judy M. Capps



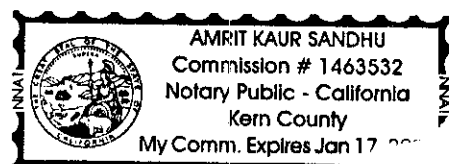
STATE OF CALIFORNIA

COUNTY OF KERN ss.

On 3-17-05, 2005 before me, AMRIT KAUR SANDHU personally appeared Richard W. Capps and Judy M. Capps ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature



2/00
Am