

05 MAR 25 PM 12:07



State of Oregon, County of Klamath
Recorded 03/25/2005 12:07p m
Vol M05 Pg 19876-77
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:

Michael A. Mauro and Sheree A.

Mauro

~~2000 Vine Ave.~~ PO Box 248

~~Klamath Falls, OR 97601~~

~~KEND, OR~~ 97627

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

Michael A. Mauro and Sheree A. Mauro

~~2000 Vine Ave.~~ SAME

~~Klamath Falls, OR 97601~~

File No.: 7021-537688 (SAC)

Date: March 22, 2005

STATUTORY WARRANTY DEED

Holly A. Tani, Grantor, conveys and warrants to **Michael A. Mauro and Sheree A. Mauro as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The North one-half of Lot 603 in Block 103 Mills 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 **\$77,000.00**. (Here comply with requirements of ORS 93.030)

gcf

