

05 APR 1 PM 3:08



MT68052 KR

Vol M05 Page 22738

State of Oregon, County of Klamath  
Recorded 04/01/2005 3:08 PM  
Vol M05 Pg 22738  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

THIS SPACE RESERVED

After recording return to:

Laneta Rico

10615 Tunnelwood Drive

Chiloquin, OR 97624

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

Laneta Rico

10615 Tunnelwood Drive

Chiloquin, OR 97624

Escrow No. MT68052-KR

### STATUTORY WARRANTY DEED

**Robert J. Sanders and June G. Sanders, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Laneta Rico**, 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:

#### LEGAL DESCRIPTION

##### PARCEL 1:

Lots 1, 2, 3 and 4, Block 11, SPRAGUE RIVER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

##### PARCEL 2:

Lots 20, 21, 22 and 23, Block 11, SPRAGUE RIVER, According to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$202,500.00**.

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 28<sup>th</sup> day of March, 2005.

Robert J. Sanders  
Robert J. Sanders

June G. Sanders  
June G. Sanders



State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on March 28, 2005 by Robert J. Sanders and June G. Sanders.

Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2007

2/10 PM