

05 APR 5 AM 10:57

MT-67814 TM



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
ROY GIENGER
3317 DELAWARE AVENUE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 04/05/2005 10:57 A m
Vol M05 Pg 23266
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

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

ROY GIENGER
3317 DELAWARE AVENUE
KLAMATH FALLS, OR 97603

Escrow No. MT67814-TM

STATUTORY WARRANTY DEED

KEITH MC CLUNG, Grantor(s) hereby convey and warrant to ROY GIENGER, 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:

The E1/2 of Lot 22 and the West 5 feet of Lot 24 in Block 3 of FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. LESS AND EXCEPT the Southerly 5 feet deeded to Klamath County for the widening of Delaware Avenue.

Tax Account No: 3909-003CD-03100-000 Key No: 527727

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:
SUBJECT TO: TRUST DEED DATED MAY 17, 2004 AND RECORDED MAY 27, 2004, IN VOLUME M04, PAGE 34144, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, IN FAVOR OF A.L. BRUNER AND MARILYN V. BRUNER, HUSBAND AND WIFE, AS BENEFICIARY. THE ABOVE NAMED GRANTEE DOES NOT AGREE TO ASSUME NOR PAY THIS TRUST DEED AND THE ABOVE NAMED GRANTOR AGREES TO HOLD THE GRANTEE HARMLESS THEREFROM.

The true and actual consideration for this conveyance is \$99,900.00.

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 4 day of APRIL, 05.

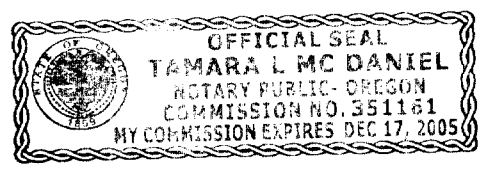
KEITH MC CLUNG

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 4, 2005 by KEITH MC CLUNG.

(Notary Public for Oregon)

My commission expires 12/17/05



2/00 TM