



After recording return to:
Karen Foster
1420 Pacific Terrace
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Karen Foster
1420 Pacific Terrace
Klamath Falls, OR 97601

File No.: 7021-539243 (DMC)
Date: March 25, 2005

State of Oregon, County of Klamath TH: Recorded 04/06/2005 <u>3:33 p</u> m Vol M05 Pg <u>23868-69</u> Linda Smith, County Clerk Fee \$ <u>26⁰⁰</u> # of Pgs <u>2</u>

STATUTORY WARRANTY DEED

Kenneth F. Taylor and Brenda S. Taylor as tenants by the entirety, Grantor, conveys and warrants to **Karen Foster**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 6 in Block 16, Riverside 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 **\$136,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 30 day of March, 2005.

20F

APN: 610805

Statutory Warranty Deed
- continued

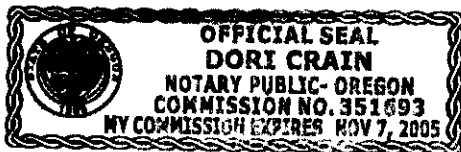
File No.: **7021-539243 (DMC)**
Date: **03/25/2005**

Kenneth F. Taylor
Kenneth F. Taylor

Brenda S. Taylor
Brenda S. Taylor

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 30 day of March, 2005
by **Kenneth F. Taylor and Brenda S. Taylor.**



Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2005