



After recording return to:  
Paul M. Richards and Bonnie E.  
Richards  
3402 Shieldcrest Drive  
Klamath Falls, OR 97603

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

Paul M. Richards and Bonnie E.  
Richards  
3402 Shieldcrest Drive  
Klamath Falls, OR 97603

File No.: 7021-437230 (SAC)

Date: March 28, 2005

State of Oregon, County of Klamath  
Recorded 04/07/2005 3:51 p m  
T Vol M05 Pg 24133-34  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

## STATUTORY WARRANTY DEED

**Shieldcrest, Inc.**, Grantor, conveys and warrants to **Paul M. Richards and Bonnie E. Richards as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Unit C of Building #2, Stage XI, Plat of Tract 1271, Shield Crest Condominiums, being a portion of Lot 11, Block 4 of Tract 1257 - Resubdivision of a portion of the First Addition to Shield Crest, according to the official plat thereof on file in the office of the County Clerk, 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 **\$247,500.00**. (Here comply with requirements of ORS 93.030)

*JP*

24134

APN: R830480

Statutory Warranty Deed  
- continued

File No.: 7021-437230 (SAC)  
Date: 03/28/2005

Dated this 28 day of March, 2005.

Shieldcrest, Inc.

Helen Cheyne  
By: Helen Cheyne, President

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 28 day of March, 2005  
by Helen Cheyne as President of Shieldcrest, Inc., on behalf of the .

Stacy Collins  
Notary Public for Oregon  
My commission expires: 8-2-07

