



After recording return to:
Western Pioneer Title
PO Box 10146
Eugene, OR 97440

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

William E. Fox
487 S. 70th Place
Springfield, OR 97477

File No.: 7191-543191 (csi)
Date: March 24, 2005

State of Oregon, County of Klamath
Recorded 04/11/2005 11:52 a m
Vol M05 Pg 24834-35
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Gerald F. Sweet and Mildred M. Sweet, Grantor, conveys and warrants to **William E. Fox**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 6 Block 16, Tract 1042, Two Rivers North, 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 **\$100,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 8th day of April, 20 05.

205

24835

APN: 164716

Statutory Warranty Deed
- continued

File No.: 7191-543191 (csl)
Date: 03/24/2005

Gerald F. Sweet
Gerald F. Sweet

Mildred M. Sweet
Mildred M. Sweet

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 8 day of April, 2005
by **Gerald F. Sweet and Mildred M. Sweet.**

Cindy Leary

Cindy Leary
Notary Public for Oregon
My commission expires:

