



After recording return to:  
 Larry Viveiros and Katherine Viveiros  
 2119 S. Schmidt Road  
~~Klamath Falls, OR 97601~~  
 Gustine, CA 95322

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

~~SAME~~  
~~Klamath Falls, OR 97601~~  
~~XXXXXXXXXXXX~~

File No.: 7021-558076 (SAC)  
 Date: April 05, 2005

THIS State of Oregon, County of Klamath  
 Recorded 04/22/2005 12:01 p.m.  
 Vol M05 Pg 28531-32  
 Linda Smith, County Clerk  
 Fee \$ 26.00 # of Pgs 2

## STATUTORY WARRANTY DEED

**Thomas F. McGarry and Louise M. McGarry as tenants in common, Grantor, conveys and warrants to Larry Viveiros and Katherine Viveiros, as husband and wife as to an undivided 1/2 interest and Richard Dabney and Mary Alice Dabney, as husband and wife as to an undivided 1/2 interest, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**Lots 21 and 22 of Block 34, Second Addition to 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 **\$12,000.00**. (Here comply with requirements of ORS 93.030)

26F

28532

APN: 214949

Statutory Warranty Deed  
- continued

File No.: 7021-558076 (SAC)  
Date: 04/05/2005

Dated this 19<sup>th</sup> day of April, 2005.

Thomas F. McGarry  
Thomas F. McGarry

Louise M. McGarry  
Louise M. McGarry

STATE OF Oregon )  
                                  )ss.  
County of Klamath )

This instrument was acknowledged before me on this 19 day of April, 2005  
by **Thomas F. McGarry and Louise M. McGarry.**

Lisa D. Newby

Notary Public for Oregon  
My commission expires:

