

05 APR 25 PM 0:14

MT-69188W



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JEANNE GIPSON

4728 STAG HORN ROAD

YUKON, OR 73099

State of Oregon, County of Klamath

Recorded 04/25/2005 3:14 PM

Vol M05 Pg 29005

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:

JEANNE GIPSON

4728 STAG HORN ROAD

YUKON, OR 73099

Escrow No. MT69188-LW

### STATUTORY WARRANTY DEED

**ANTHONY J. BIXLER and LYNN B. LOYOLA, as tenants in common**, Grantor(s) hereby convey and warrant to **JEANNE GIPSON**, 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:

Lot 932 in RUNNING Y RESORT, PHASE 11, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No.: 3808-010B0-14000-000

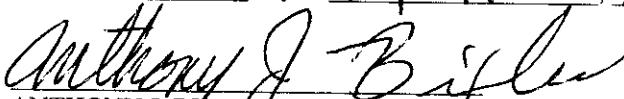
Key No.: 889197

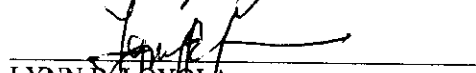
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$138,000.00**.

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.

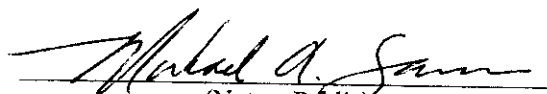
Dated this 21 day of April, 2005

  
ANTHONY J. BIXLER

  
LYNN B. LOYOLA

State of CALIFORNIA  
County of LOS ANGELES

This instrument was acknowledged before me on APRIL 21 ST, 2005 by ANTHONY J. BIXLER and LYNN B. LOYOLA.

  
(Notary Public)

My commission expires 8-16-2005



2/00 AM