

05 APR 27 PM 2:55



MTZ - 68671

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THIS SPACE RESERVED FOR: State of Oregon, County of Klamath  
Recorded 04/27/2005 2:55 p m  
Vol M05 Pg 30091-92  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

After recording return to:

David Weigant

19565 Aster Lane

Bend, OR 97702

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

David Weigant

19565 Aster Lane

Bend, OR 97702

Escrow No. BT074503TA

### STATUTORY WARRANTY DEED

**Marlis McRunnels, Trustee of the Clyde W. McRunnels and Marlis McRunnels Loving Trust dated 5/21/90, Grantor(s) hereby convey and warrant to David Weigant, Grantee(s) the following described real property in the County of Deschutes and State of Oregon, free of encumbrances except as specifically set forth herein:**

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

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 **\$120,000.00**.

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 8<sup>th</sup> day of April, 2005

Clyde W. McRunnels and Marlis McRunnels Loving Trust dated 5/21/90

BY: Marlis McRunnels  
Marlis McRunnels, Trustee

State of Oregon  
County of Klamath

This instrument was acknowledged before me on April 8, 2005 by Marlis McRunnels, Trustee of the Clyde W. McRunnels and Marlis McRunnels Loving Trust dated 5/21/90.

Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2007



260  
2/11

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**30092**

**PARCEL 1:**

The North half of Lot 19, Block 5, LAKESIDE 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.

**PARCEL 2:**

The South half of Lot 19, and all of Lots 20, 21 and 22, Block 5, LAKESIDE 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.

**PARCEL 3:**

Lots 17 and 18, Block 5, LAKESIDE 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.

Tax Account No.: 3809-032CC-00400-000

Key No.: 630696

Tax Account No.: 3809-032CC-00401-000

Key No.: 879882