

05 MAY 10 PM 03:03

Vol M05 Page 33989



After recording return to:
John T. Savage
32744 Keno Springs Road
Bonanza, OR 97623

Until a change is requested all tax statements
shall be sent to the following address:
John T. Savage
32744 Keno Springs Road
Bonanza, OR 97623

File No.: 7021-460380 (SAC)
Date: May 09, 2005

THIS SPACE RESERVED

State of Oregon, County of Klamath
Recorded 05/10/2005 3:39 p m
Vol M05 Pg 33989-90
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

Geraldine A. Cooper, Grantor, conveys and warrants to **John T. Savage**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 24 in Block 55 of Klamath Falls Forest Estates Highway 66 Unit Plat No. 2, 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 **\$72,255.00**. (Here comply with requirements of ORS 93.030)

Dated this 10 day of May, 2005.

205

33990

APN: 469870

Statutory Warranty Deed
- continued

File No.: 7021-460380 (SAC)
Date: 05/09/2005

Geraldine A. Cooper by Dixie Savage
Geraldine A. Cooper Attorney in fact

STATE OF Oregon)
County of Klamath) ss.
)

This instrument was acknowledged before me on this 10 day of May, 2005
by **Geraldine A. Cooper** By Dixie Savage

[Signature]
Notary Public for Oregon
My commission expires: 8-2-07

