

05 MAY 10 PM 3:40

Vol M05 Page 33997



After recording return to:  
Richard G. Hodder and Shirley L.  
Hodder  
1726 Winona Way  
Klamath Falls, OR 97603

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

Richard G. Hodder and Shirley L.  
Hodder  
1726 Winona Way  
Klamath Falls, OR 97603

File No.: 7021-560327 (SAC)

Date: May 04, 2005

THIS SPACE FOR

State of Oregon, County of Klamath  
Recorded 05/10/2005 3:40 p.m.  
Vol M05 Pg 33997-98  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

### STATUTORY WARRANTY DEED

**Jeremiah J. Garlitz and Jamie N. Garlitz as tenants by the entirety**, Grantor, conveys and warrants to **Richard G. Hodder and Shirley L. Hodder as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 7 in Block 4 First Addition to Winema Gardens, 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 **\$165,900.00**. (Here comply with requirements of ORS 93.030)

Dated this 5 day of May, 2005.

20F

33998

APN: 505965

Statutory Warranty Deed  
- continued

File No.: 7021-560327 (SAC)  
Date: 05/04/2005

  
Jeremiah J. Garlitz

  
Jamie N. Garlitz

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 5 day of May, 2005  
by **Jeremiah J. Garlitz and Jamie N. Garlitz.**

  
Sharon Nichols  
Notary Public for ~~Oregon~~ Montana

My commission expires: February 3, 2008

