

05 MAY 13 03:34

AmeriTitle
Part Of The JELD-WEN Family

Vol M05 Page 34893

THIS SPACE RESERVE

State of Oregon, County of Klamath
Recorded 05/13/05 3:34 p m
Vol M05 Pg 34893
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:

MINDY L. SNYDER
1804 CARLSON DRIVE
KLAMATH FALLS, OR 97603

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

MINDY L. SNYDER
1804 CARLSON DRIVE
KLAMATH FALLS, OR 97603

Escrow No. MT69549-TM

STATUTORY WARRANTY DEED

JAMES O. CONRAD and B. PAULINE CONRAD, as tenants by the entirety, Grantor(s) hereby convey and warrant to **MINDY L. SNYDER**, 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:

The Southwesterly 68 feet of Lot 5, and the Northwesterly 17.9 feet of Lot 6, WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-001BA-00600-000

Key No: 505545

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 **\$207,000.00**.

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 12 day of May, 2005

James O. Conrad
JAMES O. CONRAD

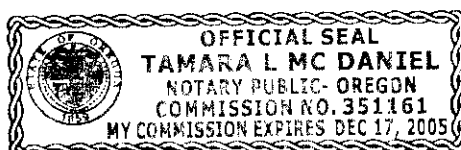
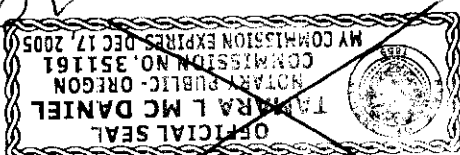
B. Pauline Conrad
B. PAULINE CONRAD

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 12, 2005 by JAMES O. CONRAD and B. PAULINE CONRAD.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05



2/00 am