

05 MAY 13 PM 3:35

MTT-69502 MS

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State of Oregon, County of Klamath
Recorded 05/13/05 3:35 p m

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Linda Smith, County Clerk

Fee \$ 2/00 # of Pgs 1

THIS SPACE RES

After recording return to:

Frank M Pedersen

4821 Lombard Street

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Frank M Pedersen

4821 Lombard Street

Klamath Falls, OR 97603

Escrow No.

MT69502-MS

STATUTORY WARRANTY DEED

John L. Jirsa, Grantor(s) hereby convey and warrant to **Frank M Pedersen and Barrie G. Pedersen, as tenants by the entirety**, 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 4 in Block 8 of FIRST ADDITION TO CYPRESS VILLA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-012CC-05200-000

Key No: 564874

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 **\$172,500.00**.

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.

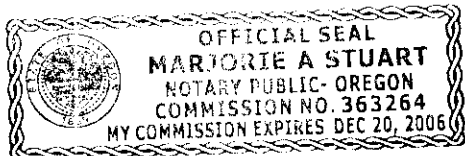
Dated this 13th day of May, 2005

John L. Jirsa
John L. Jirsa

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 5/13, 2005 by John L. Jirsa.



Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12/20/06

2/0 am