

05 MAY 10 AM 10:55

MTZ-69803

35161

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State of Oregon, County of Klamath  
Recorded 05/16/05 10:55a m  
Vol M05 Pg 35161  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

THIS SPACE RESERVE

After recording return to:

Ben Ives

11548 Burlwood Dr

La Pine, OR 97739

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

Ben Ives

11548 Burlwood Dr

La Pine, OR 97739

Escrow No. SR076732LI

### STATUTORY WARRANTY DEED

**William J. Mims**, Grantor(s) hereby convey and warrant to **Ben Ives**, 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:

**Lots 45 and 46 in Block 1 of Tract 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

138906

2310-036BO-02700-000

138915

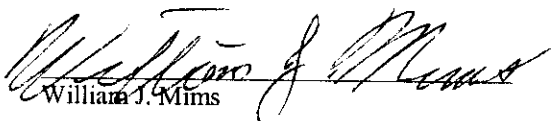
2310-036BO-02800-000

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 **\$59,900.00**.

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.

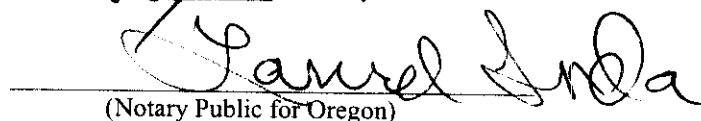
Dated this 13 day of 5, 05.

  
William J. Mims



State of Oregon  
County of DESCHUTES

This instrument was acknowledged before me on May 13, 2005 by William J. Mims.

  
(Notary Public for Oregon)

My commission expires

10/7/06

2100