

05 MAY 10 PM 03:03

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After recording return to:

Beau W. McCoy

*2705 Heritage Ct  
Klamath Falls OR 97603*

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

Beau W. McCoy

*same*

File No.: 7021-453660 (SAC)

Date: May 06, 2005

State of Oregon, County of Klamath

Recorded 05/18/05 3:09p m

Vol M05 Pg 36150-51

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

## STATUTORY WARRANTY DEED

**Sierra Developments LLC**, Grantor, conveys and warrants to **Beau W. McCoy**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 25 of Tract 1383, Sierra Heights, according to the official plat thereof on file in the office of the County Clerk, 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 **\$226,643.00**. (Here comply with requirements of ORS 93.030)

Dated this 9 day of May, 20 05

26F

36151

APN: R890350

Statutory Warranty Deed  
- continued

File No.: 7021-453660 (SAC)  
Date: 05/06/2005

Sierra Developments LLC

  
By: Michael Wilcher, President

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 9 day of May, 2005  
by Michael Wilcher as President of Sierra Developments LLC, on behalf of the .

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

