

05 MAY 10 PM 0:20

MTT-68871st

Vol M05 Page 36310



State of Oregon, County of Klamath  
Recorded 05/18/05 3:20 p m  
Vol M05 Pg 36310  
Linda Smith, County Clerk  
THIS SPACE RESE Fee \$ 2100 # of Pgs 1

After recording return to:  
KAZUYA UYESUGI  
1174 Wilhelmina Way  
San Jose, CA 95120

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

KAZUYA UYESUGI  
1174 Wilhelmina Way  
San Jose, CA 95120

Escrow No. MT68871-SH

STATUTORY WARRANTY DEED

LELAND RUSSELL, Grantor(s) hereby convey and warrant to **KAZUYA UYESUGI and ILENE E. UYESUGI, 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 12 of EMPIRE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-035CC-04900-000 Key No: 447724

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 **\$106,500.00**.

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 4 day of May, 2005.

[Signature]  
LELAND RUSSELL

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on May 4, 2005 by LELAND RUSSELL.



[Signature]  
(Notary Public for Oregon)  
My commission expires 11/18/2007

2/10 am