

05 MAY 20 PM 11:21

Send Tax Statements to Grantee at:
Kent and Kirsten Oakley
PO BOX 216
SUTHERLIN, OR 97479

State of Oregon, County of Klamath
Recorded 05/20/05 11:21 a m
Vol M05 Pg 37025
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After Recording return to:
Kent and Kirsten Oakley

1st 591562

STATUTORY WARRANTY DEED

M.E. Luckie and Nellie C. Luckie, husband and wife, Grantors, conveys and warrants to Kent C. Oakley and Kirsten V. Oakley, husband and wife, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

Lot 19, Tract 1318 GILCHRIST TOWNSITE, ~~XXXXXXXXXX~~ Klamath Falls, Oregon
according to the official plat thereof on file in the office of the County Clerk of
Tax Identification Number: **Klamath County, Oregon.**

The true consideration for this conveyance is \$17,000.00

SUBJECT TO: Covenants, conditions, restrictions, agreements, easements and all other encumbrances of record and the following:

- (1) 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.
- (2) The property described in this instrument may not be within a fire protection district protecting structures. The property is subject to land use laws and regulations, which, in farm or forest zones, may not authorize construction or siting of a residence. 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 existence of fire protection for structures.
- (3) Buyer has had the opportunity to inspect the property as to environmental hazards or defects. Buyer hereby assumes the responsibility for any environmental hazards or defects and will hold seller harmless from any costs of inspection, removal, or any other expenses in connection with the pollution hazard.

DATED this 18 day of MAY, 2005.

M. E. Luckie
M. E. Luckie

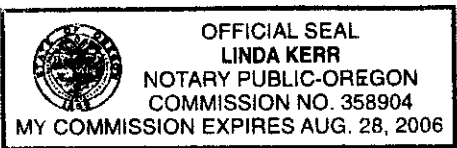
Nellie C. Luckie by M. E. Luckie ATTY
Nellie C. Luckie IN FACT

STATE OF OREGON)
) ss.
County of Deschutes)

Personally appeared before me the above named M.E. Luckie and Nellie C. Luckie, and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

*by M.E. Luckie
her attorney in fact.*

Before me this 18 day of May, 2005.



Linda Kerr
NOTARY PUBLIC FOR OREGON

2/F