

05 MAY 20 PM 11:21

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After recording return to:
William F. Cappel and Kathryn E.
Cappel

~~604 7th Street~~ 10243 Cinnamon Trail
~~Klamath Falls, OR 97601~~ K. Falls, OR 97601

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

William F. Cappel and Kathryn E.
Cappel

~~604 7th Street~~ SAME
~~Klamath Falls, OR 97601~~

File No.: 7021-575786 (SAC)

Date: April 27, 2005

THIS SPACE

State of Oregon, County of Klamath

Recorded 05/20/05 11:21 a m

Vol M05 Pg 37026-27

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Gary J. Turner, also known as Gary Turner, Grantor, conveys and warrants to **William F. Cappel and Kathryn E. Cappel as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 1, 2 and 3, Block 105, KLAMATH ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of 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 **\$310,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 17 day of May, 20 05

Page 1 of 2

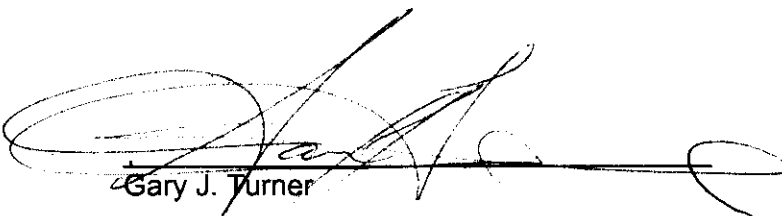
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APN: R477503

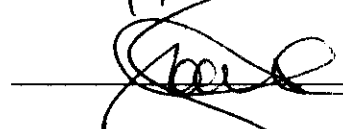
Statutory Warranty Deed
- continued

File No.: 7021-575786 (SAC)
Date: 04/27/2005


Gary J. Turner

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 17 day of May, 2005
by **Gary J. Turner**.



Notary Public for Oregon
My commission expires: August 2, 2007

