

05 MAY 20 PM 3:42

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After recording return to:  
Charles Molatore  
5707 Denver Avenue  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Charles Molatore  
5707 Denver Avenue  
Klamath Falls, OR 97603

File No.: 7021-569699 (DMC)  
Date: May 12, 2005

State of Oregon, County of Klamath  
Recorded 05/20/05 3:42 p m  
THIS SPA Vol M05 Pg 37192-94  
Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

### STATUTORY WARRANTY DEED

**Gary D. Town**, Grantor, conveys and warrants to **Charles Molatore**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**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 **\$120,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 16 day of May, 2005.

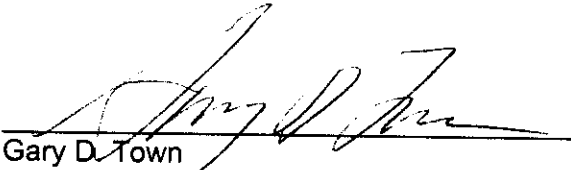
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APN: 549632

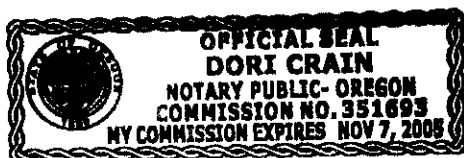
Statutory Warranty Deed  
- continued

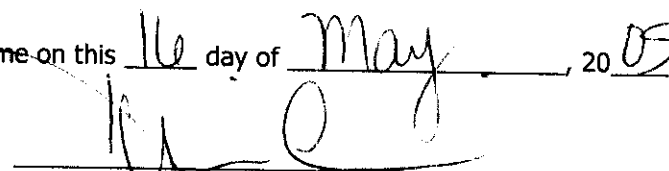
File No.: 7021-569699 (DMC)  
Date: 05/12/2005

  
\_\_\_\_\_  
Gary D. Town

STATE OF Oregon )  
County of Klamath ) ss.  
)

This instrument was acknowledged before me on this 16 day of May, 2005  
by **Gary D. Town**.



  
\_\_\_\_\_  
Dori Crain  
Notary Public for Oregon  
My commission expires: November 7, 2005

APN: **549632**Statutory Warranty Deed  
- continuedFile No.: **7021-569699 (DMC)**  
Date: **05/12/2005****EXHIBIT A****LEGAL DESCRIPTION:**

The West 107 feet of Lot 15 in Block 2 of the Subdivision Blocks 2B and 3 Homedale, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM any portion of the following parcel:

A portion of Lot 15 in Block 2, Subdivision of Blocks 2B and 3 of Homedale, being particularly described as follows:

Beginning at the Southeast corner of Lot 15 in Block 2, Subdivision of Blocks 2B and 3 of Homedale, Klamath County, Oregon; thence North 2°55' East along the Easterly line of said Lot 15, 262.5 feet to the rear line of said Lot 16; thence North 83°07' West 73.07 feet; thence South 2°55' West parallel with the Easterly line of said Lot 15; 270.62 feet to the South boundary of said Lot 15; thence East 73.0 feet, more or less to the point of beginning.