

05 MAY 27 AM 11:47

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THIS SPACE R

State of Oregon, County of Klamath
Recorded 05/27/05 11:47a m
Vol M05 Pg 39381.82
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:
William E. Erlei and Nadine F. Erlei
2719 Montelius St.
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
William E. Erlei and Nadine F. Erlei
2719 Montelius St.
Klamath Falls, OR 97601

File No.: 7021-570793 (SAC)
Date: May 23, 2005

STATUTORY WARRANTY DEED

Bruce Froemke, Grantor, conveys and warrants to **William E. Erlei and Nadine F. Erlei as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Parcel 2 of Land Partition 30-95, recorded in the office of the County Clerk of Klamath County, Oregon, situated in the SW 1/4 SW 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT: Subject to an underground sewer line as shown on Exhibit A to this deed and identified as "Parcel 3 Sewer Line" on Exhibit A, which sewer line has been maintained by the owner of Parcel 3 of land Partition 30-95 of the City of Klamath Falls, Klamath County, Oregon, through the date of this conveyance, with the consent and permissions of Grantor.

Grantor reserves for the benefit of Grantor, his successors and assigns, for the benefit of parcel 1 of Land Partition 30-95 of the City of Klamath Falls, Klamath County, Oregon, perpetual easements across the property conveyed herein in the approximate locations as shown on Exhibit A to this deed, for the purposes of using, maintaining and replacing the existing utility lines and poles, including but not limited to above ground utility transmission lines, underground utility transmission lines, and underground sewer lines. Said easements are appurtenant to the real property owned by Grantor and described herein, and shall be 20 feet wide, lying 10 feet on either side of the location shown on Exhibit A.

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APN: 878463

Statutory Warranty Deed
- continued

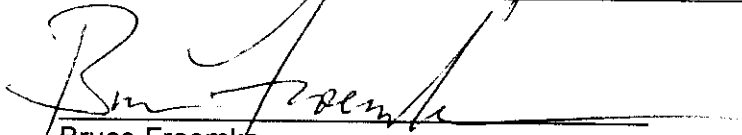
File No.: 7021-570793 (SAC)
Date: 05/23/2005

- 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.

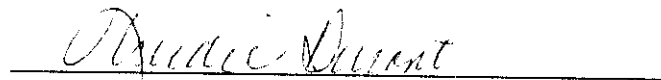
The true consideration for this conveyance is **\$107,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 26th day of May, 2005.


Bruce Froemke

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 26th day of May, 2005 by **Bruce Froemke**.



Notary Public for Oregon
My commission expires:

