

05 MAY 27 PM 3:50

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After recording return to:  
Timothy R. Giles and Sandra L. Giles  
11912 Finley Court  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Timothy R. Giles and Sandra L. Giles  
11912 Finley Court  
Klamath Falls, OR 97603

File No.: 7021-547040 (SAC)  
Date: May 10, 2005

State of Oregon, County of Klamath  
THI: Recorded 05/27/05 3:50 p m  
Vol M05 Pg 39646-47  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

### STATUTORY WARRANTY DEED

**Annette Mahony**, Grantor, conveys and warrants to **Timothy R. Giles and Sandra L. Giles as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 7 Block 2 Pine Grove Ranchettes, 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 **\$124,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 26 day of May, 20 05

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File No.: **7021-547040 (SAC)**  
Date: **05/10/2005**

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