

05 MAY 31 PM 3:47

MTZ-69590W



Vol M05 Page 40045

State of Oregon, County of Klamath
Recorded 05/31/05 3:47 p m
Vol M05 Pg 40045-46
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

THIS SPACE RESER

After recording return to:
JASON W. FROEBE

P.O. Box 274
Midland, OR 97634

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

JASON W. FROEBE

P.O. Box 274
Midland, OR 97634

Escrow No. MT69590-LW

STATUTORY WARRANTY DEED

JAMES F. WILLIAMS AS TO AN UNDIVIDED 1/2 INTEREST and KATHERINE D. TOMLINSON, AS TO AN UNDIVIDED 1/2 INTEREST as tenants in common, Grantor(s) hereby convey and warrant to **JASON W. FROEBE and SHEILA A. FROEBE, as tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

Lots 16 through 27, inclusive, Block 4, MIDLAND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of vacated Main Street (Sunrise Street) that inured thereto by operation of law.

Tax Account No: 3908-036DA-02300-000

Key No: 50276

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$90,000.00**.

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.

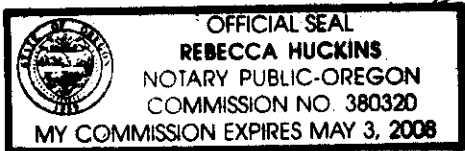
Dated this 27th day of May, 2005

James F. Williams
JAMES F. WILLIAMS

Katherine D. Tomlinson
KATHERINE D. TOMLINSON

State of Oregon
County of Klamath

This instrument was acknowledged before me on May 28, 2005 by ~~JAMES F. WILLIAMS AND~~ KATHERINE D. TOMLINSON. only.



Rebecca Huckins
(Notary Public)

My commission expires May 3, 2008

260 am

MADE PART OF STATUTORY WARRANTY DEED DATED MAY 27, 2005

County of Klamath

WITNESS My hand and official seal.

