



After recording return to:
 Stephen B. Stephens and Ruth A. Stephens
 5339 Glenwood Drive
 Klamath Falls, OR 97603

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

Stephen B. Stephens and Ruth A. Stephens
 5339 Glenwood Drive
 Klamath Falls, OR 97603

File No.: 7021-569760 (SAC)

Date: May 25, 2005

THIS SPA

State of Oregon, County of Klamath

Recorded 06/02/05 12:23 P m

Vol M05 Pg 40997-98

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Daniel T. McAuliffe, Grantor, conveys and warrants to **Stephen B. Stephens and Ruth A. Stephens as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 25 in Block 10, Tract 1064 First Addition to Gatewood, 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 **\$189,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 31 day of May, 2005

NE

APN: 573597

Statutory Warranty Deed
- continued

40998

File No.: 7021-569760 (SAC)
Date: 05/25/2005

Daniel T. McAuliffe
Daniel T. McAuliffe

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 31 day of May, 2005
by **Daniel T. McAuliffe**.

Stacy Collins
Notary Public for Oregon

My commission expires: 8-2007

