

05 JUN 7 PM 3:40



After recording return to:  
Rodney Johns  
5322 Mahan Avenue  
Klamath Falls, OR 97601

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

File No.: 7021-563173 (SAC)  
Date: May 24, 2005

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State of Oregon, County of Klamath  
Recorded 06/07/05 3:40 m  
Vol M05 Pg 42445-46  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

THIS SPACE

### STATUTORY WARRANTY DEED

**Raymond M. Ridgeway and Sally M. Ridgeway**, Grantor, conveys and warrants to **Rodney Johns**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 20 in Block 27 of West Klamath, 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:**

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 **\$103,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 24 day of May, 20 05

261

42446

APN: 496207

Statutory Warranty Deed  
- continued

File No.: 7021-563173 (SAC)  
Date: 05/24/2005

  
Raymond M. Ridgeway

  
Sally M. Ridgeway

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 24 day of May, 2005  
by **Raymond M. Ridgeway and Sally M. Ridgeway**.

  
Notary Public for Oregon  
My commission expires: 8-2007

