

05 JUN 09 PM 12:13

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After recording return to:  
Marell K. Waters and Mary Cleo Waters  
5817 Valleyview Lane  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Marell K. Waters and Mary Cleo Waters  
5817 Valleyview Lane  
Klamath Falls, OR 97601

File No.: 7021-574318 (DMC)  
Date: June 02, 2005

State of Oregon, County of Klamath  
Recorded 06/09/05 12:13 p m  
THIS SP/ Vol M05 Pg 42982.83  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

### STATUTORY WARRANTY DEED

**Keith A. Rogers**, Grantor, conveys and warrants to **Marell K. Waters and Mary Cleo Waters, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Commencing at a point on the Southwesterly line of Oregon Avenue which lies 50 feet Southeasterly from the most Northerly corner of Block 75 of Buena Vista to the City of Klamath Falls, Oregon; thence Southwesterly and parallel with the line between Lots 2 and 3 of said Block a distance of 95 feet; thence Southeasterly parallel with Oregon Avenue a distance of 80 feet; thence Northeasterly and parallel with the line between Lots 2 and 3 of said Block a distance of 95 feet to Oregon Avenue; thence Northwesterly along the Southwesterly line of Oregon Avenue, 80 feet to the point of beginning.**

**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.

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APN: 212941

Statutory Warranty Deed  
- continued

File No.: 7021-574318 (DMC)  
Date: 06/02/2005

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 **\$89,500.00**. (Here comply with requirements of ORS 93.030)

Dated this 3 day of June, 2005.

Keith A. Rogers  
Keith A. Rogers

STATE OF Oregon )  
County of Tackson )ss.  
)



This instrument was acknowledged before me on this 3 day of June, 2005  
by **Keith A. Rogers**.

Chana R. May

Notary Public for Oregon

My commission expires: 2/15/09