

05 JUN 14 PM 12:01



After recording return to:
Margaret L. Laybourn
2542 Watson Street
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Margaret L. Laybourn
2542 Watson Street
Klamath Falls, OR 97603

File No.: 7021-578613 (DMC)
Date: May 26, 2005

Vol M05 Page 44447

State of Oregon, County of Klamath
Recorded 06/14/05 12:01 p m
Vol M05 Pg 44447-68
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

THIS SPACE RES

STATUTORY WARRANTY DEED

John A. Riggs and Kristine A. Riggs as tenants by the entirety, Grantor, conveys and warrants to **Margaret L. Laybourn**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 28 of Piedmont Heights, 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 **\$300,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 16 day of June, 2005.


20F

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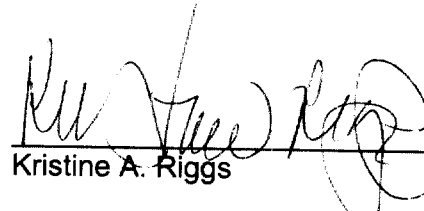
APN: 696839

Statutory Warranty Deed
- continued

File No.: 7021-578613 (DMC)
Date: 05/26/2005



John A. Riggs




Kristine A. Riggs

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 6 day of June, 2005
by **John A. Riggs and Kristine A. Riggs.**





Notary Public for Oregon
My commission expires: 11/7/05