

05 JUN 17 PM 2:50



MT-69750KR

Vol M05 Page 45656

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Thomas M. Flanagan

700 Doty Street

Klamath Falls, OR 97601

State of Oregon, County of Klamath

Recorded 06/17/05 2:50 Pm

Vol M05 Pg 45656

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Until a change is requested all

tax statements shall be sent to

The following address:

Thomas M. Flanagan

700 Doty Street

Klamath Falls, OR 97601

Escrow No.

MT69750-KR

STATUTORY WARRANTY DEED

Thomas A. Matthias, Grantor(s) hereby convey and warrant to **Thomas M. Flanagan and Diane J. Flanagan, 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:

LEGAL DESCRIPTION

A portion of Lots 4 and 5 in Block 7 of FIRST ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Westerly corner of Lot 5, Block 7, FIRST ADDITION to the City of Klamath Falls, Oregon; thence Southeasterly along the Northeasterly Line of Seventh Street in said City, 60 feet; thence Northeasterly at right angles to Seventh Street, 70 feet; thence Northwesterly parallel with Seventh Street, 60 feet; thence Southwesterly along the Southeasterly line of Doty Street, 70 feet to the place of beginning.

Tax Account No: 3809-029CD-09100-000

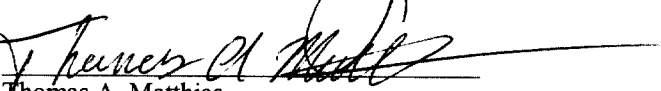
Key No: 367828

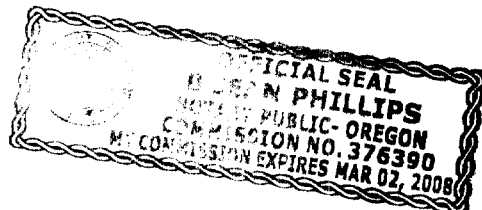
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$162,000.00**.

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 17 day of June 2005

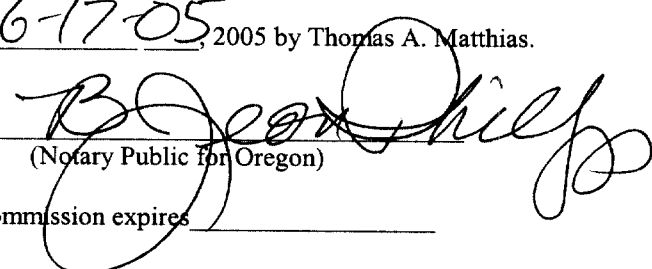

Thomas A. Matthias



State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 6-17-05, 2005 by Thomas A. Matthias.


(Notary Public for Oregon)

My commission expires _____

2/10