

05 JUN 20 PM 3:17



MTZ-69802 SH

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State of Oregon, County of Klamath
Recorded 06/20/05 3:17p m

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

THIS SPACE RES

After recording return to:

Thomas Garner

1410 LAKEVIEW AVENUE

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Thomas Garner

1410 LAKEVIEW AVENUE

Klamath Falls, OR 97601

Escrow No.

MT69802-SH

STATUTORY WARRANTY DEED

Sandra J James, Who took Title as Sandra Taylor, Grantor(s) hereby convey and warrant to **Thomas Garner**, 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:

Lot 5 in block 15 of FAIRVIEW NO. 2, in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-029CA-11800-000

Key No: 301532

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 **\$109,000.00**.

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.

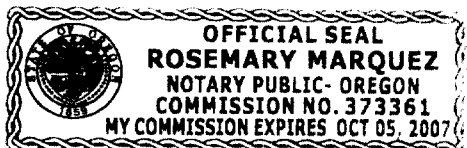
Dated this 6 day of 10, 05.

Sandra J James
Sandra J James

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on June 10, 2005 by Sandra J James.



Rosemary Marquez
(Notary Public for Oregon)

My commission expires October 5, 2007

2/10 am