

05 JUN 20 PM 3:17

mtc - 69787 st



Vol M05 Page 46115

State of Oregon, County of Klamath
Recorded 06/20/05 3:17 p m
Vol M05 Pg 46115
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

THIS SPACE RESERVE

After recording return to:

Robert R. Welch

141 NW Adams Place

BEND, OR 97701

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

Robert R. Welch

141 NW Adams Place

BEND, OR 97701

Escrow No. MT69787-SH

STATUTORY WARRANTY DEED

Kevin L. Crain, Grantor(s) hereby convey and warrant to **Robert R. Welch and Cynthia L. Welch**, 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:

Lot 4 in Block 42 of HOT SPRINGS 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.

Tax Account No: 3809-028CD-07600-000

Key No: 373697

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 **\$148,000.00**.

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.

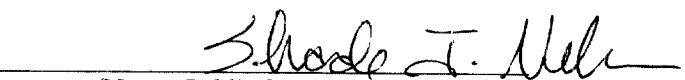
Dated this 15 day of JUNE, 05.


Kevin L. Crain

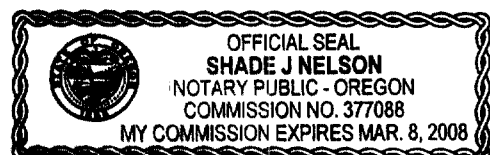
State of Oregon

County of ~~KLAMATH~~ Lane

This instrument was acknowledged before me on June 15, 2005 by Kevin L. Crain.


(Notary Public for Oregon)

My commission expires 3-8-2008



2/00
am