

105 JUN 22 AM 11:00

mtc - 70118

RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE COMPANY OF OREGON

GRANTOR'S NAME
Peter J.E. Gonzales and Mary Ann Gonzales

GRANTEE'S NAME
Debbie Kauffman

SEND TAX STATEMENTS TO:
Debbie Kauffman *Jefferson*
2477 ~~Jackson~~ St SE
Albany, OR 97322

AFTER RECORDING RETURN TO:
Debbie Kauffman
2477 ~~Jackson~~ St SE *Jefferson* ST SE
Albany, OR 97322

Vol M05 Page 46797

State of Oregon, County of Klamath
Recorded 06/22/05 11:00 a m
Vol M05 Pg 46797-98
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Peter J.E. Gonzales and Mary Ann Gonzales, Husband and Wife, Grantor, conveys and warrants to

Debbie Kauffman, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon,

THE SOUTH 1/2 OF THE NORTH 1/2 OF LOT 6 IN BLOCK 12, ALSO KNOWN AS LOT 6-B, BLOCK 12, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to and excepting:

THOSE EXCEPTIONS SET OUT AS EXHIBIT ONE, BY THIS REFERENCE MADE A PART HEREOF.

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 AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$5,000.00 (See ORS 93.030)

DATED: June 9, 2005

Peter J.E. Gonzales
Peter J.E. Gonzales

Mary Ann Gonzales
Mary Ann Gonzales

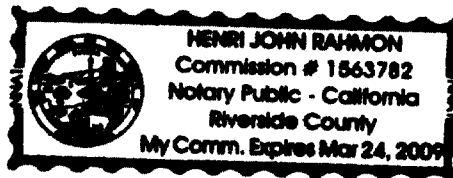
STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

This instrument was acknowledged before me on

JUNE 14, 2005

by PETER J.E. GONZALES AND MARY ANN GONZALES

NOTARY PUBLIC FOR CALIFORNIA
MY COMMISSION EXPIRES: MARCH 24/2009



2600

The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Grazing Fire Patrol.

Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

Covenants, conditions and restrictions, subject to the terms and provisions thereof, as contained in plat dedication, to wit:

"Subject to a 50 foot easement indicated on the annexed plat for future public roads and utilities and to all easements and reservations of record."

Reservation of 50% of all mineral rights in Deed;

Dated: November 12, 1962

Recorded: November 23, 1962

Volume: 341, page 478, Deed Records of Klamath County, Oregon

By: Klamath Lumber & Box Co., Inc., an Oregon Corporation

EXHIBIT ONE