

2007-00180-07200

164084

05 JUN 23 AM 11:30



After recording return to:  
First American Title  
600 Country Club Rd  
Eugene, OR 97401

Until a change is requested all tax statements  
shall be sent to the following address:  
Steven M. Sharp and Shirley A. Sharp  
1685 Diamond Street  
Springfield, OR 97477

File No.: 7194-608815 (SMJ)  
Date: June 16, 2005

Vol M05 Page 47353

State of Oregon, County of Klamath  
Recorded 06/23/05 11:36 a m  
Vol M05 Pg 47353-55  
Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

### STATUTORY WARRANTY DEED

**Richard L. Martin, Jr. and Colleen R. Palmer**, Grantor, conveys and warrants to **Steven M. Sharp and Shirley A. Sharp husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 18 in Block 14, Tract No. 1042, Two Rivers North, 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 **\$10,000.00**. (Here comply with requirements of ORS 93.030)

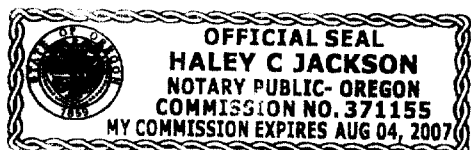
Dated this 17 day of June, 2005.

31F1

47354

STATE OF Oregon }  
COUNTY OF Deschutes }

On , before me, a notary public within and for said County, personally appeared Colleen R. Palmer, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that She executed the same as Her free act and deed.



*Haley C Jackson*  
\_\_\_\_\_  
Notary Public

My commission expires: Aug. 04, 2007

APN: R164084

Statutory Warranty Deed  
- continuedFile No.: 7194-608815 (SMJ)  
Date: 06/16/2005

Richard L. Martin Jr.  
Richard L. Martin Jr.

Colleen R. Palmer  
Colleen R. Palmer

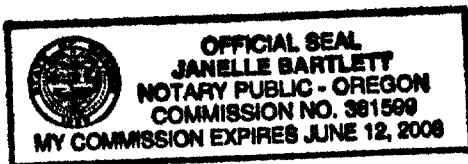
STATE OF Oregon )  
 )ss.  
County of Lane )

This instrument was acknowledged before me on this  
by Richard L. Martin, Jr. and Colleen R. Palmer

17 day of June, 2005

Janelle Bartlett

Notary Public for Oregon

My commission expires: 6-12-08

State of OREGON

County of Deschutes

This instrument was acknowledged before me on June 20th, 2005  
by Colleen R. Palmer.

Haley C Jackson  
Notary Public - State of Oregon

