

05 JUN 23 AM 11:30



State of Oregon, County of Klamath  
Recorded 06/23/05 11:36 a m  
Vol M05 Pg 47356-57  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

After recording return to:  
Karen D. Gail and R. Terry Gail  
3505 Souther Place  
K. Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:  
Karen D. Gail and R. Terry Gail  
SAME

File No.: 7021-612083 (SAC)  
Date: June 20, 2005

**STATUTORY WARRANTY DEED**

**Brent Hackwell**, Grantor, conveys and warrants to **Karen D. Gail and R. Terry Gail as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 47, TRACT 1428, 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 **\$60,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 2 day of June, 2005.

*Handwritten initials*

Brent Hackwell  
Brent Hackwell

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 21 day of June, 2005  
by **Brent Hackwell**.

Lisa Baker

Notary Public for Oregon  
My commission expires: NOV 27, 2008

