

MT70275 TM

05 JUN 24 AM 10:53



Vol M05 Page 47777

State of Oregon, County of Klamath
Recorded 06/24/05 10:53 a.m.
Vol M05 Pg 47777
Linda Smith, County Clerk
Fee \$ 2/00 # of Pgs 1

THIS SPACE RES

After recording return to:
MICHAEL J. WALTHER
5518 Wocus Rd
Klamath Falls, OR 97601

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

MICHAEL J. WALTHER
5518 Wocus Rd
Klamath Falls, OR 97601

Escrow No. MT70275-TM

STATUTORY WARRANTY DEED

KENNETH RAY FENSTERMACHER and STELLA FENSTERMACHER, as tenants by the entirety,
Grantor(s) hereby convey and warrant to MICHAEL J. WALTHER and KAREN WALTHER, 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 22 in Block 33, FIRST ADDITION TO KLAMATH FOREST ESTATES,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

Tax Account No: 3510-027B0-01300-000 Key No: 269505

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 \$23,000.00.

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 23 day of June, 2005

KENNETH RAY FENSTERMACHER

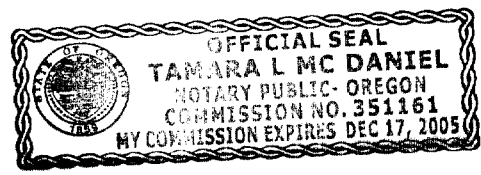
STELLA FENSTERMACHER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 23, 2005 by KENNETH RAY FENSTERMACHER and
STELLA FENSTERMACHER.

(Notary Public for Oregon)

My commission expires 12/17/05



2/0