

05 JUN 27 PM 3:40

Vol M05 Page 48460



After recording return to:  
Richard L. Russell  
5552 Lockford Drive  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Richard L. Russell  
5552 Lockford Drive  
Klamath Falls, OR 97603

File No.: 7021-576450 (SAC)  
Date: June 17, 2005

THIS SPA

State of Oregon, County of Klamath  
Recorded 06/27/05 3:40p m  
Vol M05 Pg 48460-61  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

### STATUTORY WARRANTY DEED

**Mark Randall and Jeanne Randall as tenants by the entirety**, Grantor, conveys and warrants to **Richard L. Russell**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 20 in Block 2 of Tract 1228 Lockford, 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 **\$145,000.00**. (Here comply with requirements of ORS 93.030)

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

20F

48461

APN: 843243

Statutory Warranty Deed  
- continued

File No.: 7021-576450 (SAC)  
Date: 06/17/2005

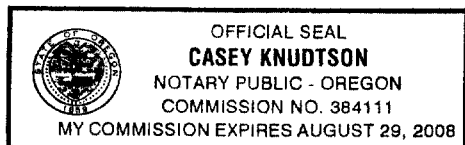
Mark L. Randall 6/24/05  
Mark Randall

Jeanne Randall 6/24/05  
Jeanne Randall

STATE OF Oregon )  
County of ~~Klamath~~ Jackson )ss.

This instrument was acknowledged before me on this 24 day of June, 2005  
by ~~Mark Randall~~ and Jeanne Randall.

Casey Knudtson



Notary Public for Oregon  
My commission expires: August 29, 2008

STATE OF OREGON,

County of Klamath

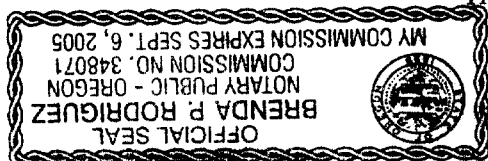


FORM No. 23—ACKNOWLEDGMENT.  
Stevens-Ness Law Publishing Co. NL  
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BE IT REMEMBERED, That on this 24 day of June, 2005,  
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within  
named Mark L. Randall

known to me to be the identical individual he described in and who executed the within instrument and  
acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have heretunto set my hand and affixed  
my official seal the day and year last above written.



Brenda P. Rodriguez  
Notary Public for Oregon  
My commission expires 9-6-05