

05 JUN 30 PM 3:43

Vol M05 Page 50265



After recording return to:  
Domenic Catalano  
14204 Meadowbrook Ct.  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Domenic Catalano  
14204 Meadowbrook Ct.  
Klamath Falls, OR 97601

File No.: 7021-597420 (DMC)  
Date: June 28, 2005

THIS SPACE RESER

State of Oregon, County of Klamath  
Recorded 06/30/05 3:43 p m  
Vol M05 Pg 50265-66  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

### STATUTORY WARRANTY DEED

**Jacquelyn R. Orr**, Grantor, conveys and warrants to **Domenic Catalano**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 27 in Block 3 of Tract 1046, Round Lake Estates, 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.
2. The **2005-2006** Taxes, a lien not yet payable..

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 **\$82,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 29 day of June, 2005.

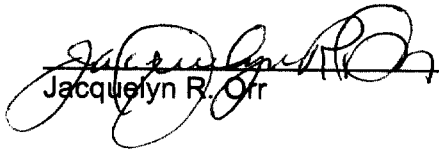
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APN: 494012


Statutory Warranty Deed  
- continued

File No.: 7021-597420 (DMC)  
Date: 06/28/2005

  
\_\_\_\_\_  
Jacquelyn R. Orr

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 29 day of June, 2005  
by **Jacquelyn R. Orr**.

  
\_\_\_\_\_

Dori Crain  
Notary Public for Oregon  
My commission expires: November 7, 2005

