Vol **M05** Page **50279**

State of Oregon, County of Klamath
Recorded 06/30/05 _3:43_ p m
Vol M05 Pg___50279-80___
Linda Smith, County Clerk
Fee $ _26.00_ # of Pgs __2__

After recording return to:
Scott Cassel and Krista Cassel
~~11302 Red Wing Loop~~ PO Box 7698
~~Keno, OR 97627~~ Keno, OR 97602

Until a change is requested all tax statements
shall be sent to the following address:
Scott Cassel and Krista Cassel
~~11302 Red Wing Loop~~ Same
~~Keno, OR 97627~~

File No.: 7021-597964 (SAC)
Date:    June 24, 2005

# STATUTORY WARRANTY DEED

**Kevin M. O'Roake**, Grantor, conveys and warrants to **Scott Cassel and Krista Cassel as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 4, Block 29, Fifth Addition to Klamath River Acres, 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 **$175,000.00**. (Here comply with requirements of ORS 93.030)

Dated this ___ day of _____, ____

50280

Kevin M. O'Roake

STATE OF     Oregon                    )
                                       )ss.
County of    Klamath                   )

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Kevin M. O'Roake**.

_____
Notary Public for Oregon
My commission expires:

OFFICIAL SEAL
STACY COLLINS
NOTARY PUBLIC-OREGON
COMMISSION NO. 370824
MY COMMISSION EXPIRES AUGUST 2, 2007