

05 JUL 5 PM 12:25

Vol M05 Page 50860



After recording return to:  
S Gorden and D Gorden  
*24444 Highway 70*  
*Benanza, OR 97623*

Until a change is requested all tax statements  
shall be sent to the following address:  
S Gorden and D Gorden

File No.: 7021-617526 (BS)  
Date: June 30, 2005

THIS SPACE

State of Oregon, County of Klamath

Recorded 07/05/05 *12:25P* m

Vol M05 Pg *50860-61*

Linda Smith, County Clerk

Fee \$ *26.00* # of Pgs *2*

## STATUTORY WARRANTY DEED

**S. Scott Miller and Genie Miller, husband and wife**, Grantor, conveys and warrants to **S Gorden and D Gorden, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**That portion of the S1/2 NE1/4 lying Westerly of State Highway 140 in Section 23, Township 38 South, Range 11 1/2 East of the Willamette Meridian, 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 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 **\$15,000.00**. (Here comply with requirements of ORS 93.030)

*26F*

