

05 JUL 5 PM 12:25



After recording return to:
William E. Akins and DeAnn L. Akins
25750 Rocky Point Road
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
William E. Akins and DeAnn L. Akins
25750 Rocky Point Road
Klamath Falls, OR 97601

File No.: 7021-596799 (DMC)
Date: July 05, 2005

THIS SPACE

State of Oregon, County of Klamath
Recorded 07/05/05 12:25pm
Vol M05 Pg 50889-90
Linda Smith, County Clerk
Fee \$ 2600 # of Pgs 2

STATUTORY WARRANTY DEED

Joan M. McElroy, Grantor, conveys and warrants to **William E. Akins and DeAnn L. Akins, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

S 1/2 NE 1/4, and N 1/2 SE 1/4 of Section 7; the W 1/2 SW 1/4 of Section 8 and NW 1/4NW 1/4 of Section 17 all in Township 41 South, Range 8 E.W.M., all situate in Klamath County, Oregon. EXCEPTING any portion thereof lying within existing rights of way for roadways.

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 **\$253,000.00**. (Here comply with requirements of ORS 93.030)

296

50890

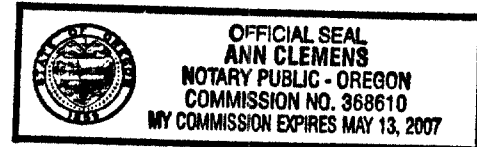
APN: R86604

Statutory Warranty Deed
- continued

File No.: 7021-596799 (DMC)
Date: 06/20/2005

Dated this 18 day of July, 2005.

Joan M. McElroy
Joan M. McElroy



STATE OF Oregon)
)ss.
County of)

This instrument was acknowledged before me on this 18 day of July, 2005
by **Joan M. McElroy**.

Ann Clemens

Notary Public for Oregon
My commission expires: