

05 JUL 5 PM 3:24

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After recording return to:  
First American Title

Until a change is requested all tax statements  
shall be sent to the following address:  
Garry D. Degulis  
301 S. 57th  
Springfield, OR 97478

File No.: 7194-616983 (SMJ)  
Date: June 28, 2005

THIS SPACE

State of Oregon, County of Klamath

Recorded 07/05/05 3:24 p m

Vol M05 Pg 51058-59

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

### STATUTORY WARRANTY DEED

**Donald L. Darst, II and Rhonda G. Darst**, Grantor, conveys and warrants to **Garry D. Degulis, as to an undivided 1/2 interest and Leonard A. Grillo and Anne Marie Grillo, husband and wife, as to an undivided 1/2 interest, as tenants in common**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 28, Diamond Peaks, Tract No. 1355, according to the official plat thereof on file in the office of the County Clerk, 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 **\$80,000.00**. (Here comply with requirements of ORS 93.030)

26 F

51059

APN: **R887015**

Statutory Warranty Deed  
- continued

File No.: **7194-616983 (SMJ)**  
Date: **06/28/2005**

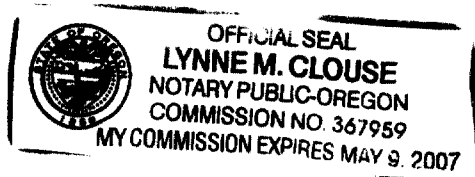
Dated this 1 day of July, 2005.

Donald L. Darst II  
Donald L. Darst, II

Rhonda G. Darst  
Rhonda G. Darst

STATE OF Oregon )  
County of Lane )ss.  
)

This instrument was acknowledged before me on this 1 day of JULY, 2005  
by **Donald L. Darst, II and Rhonda G. Darst.**



Lynne M. Clouse  
Notary Public for Oregon  
My commission expires: 5-9-07