

05 JUL 11 AM 11:21

Vol M05 Page 52529



After recording return to:
Walter Pascoe
P.O. Box 337
Glennville, CA. 93226

Until a change is requested all tax statements
shall be sent to the following address:
Walter Pascoe
P.O. Box 337
Glennville, CA. 93226

File No.: 7021-618670 (BS)
Date: July 01, 2005

THIS SPACE

State of Oregon, County of Klamath
Recorded 07/11/05 11:21a m
Vol M05 Pg 52529-30
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Matthew Bainbridge and Jennifer Bainbridge not as tenants in common, but with rights of survivorship, Grantor, conveys and warrants to **Walter Pascoe as his sole and separate property**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 3 in Block 8, Rainbow Park on the Williamson, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, Together with an undivided 1/68th interest in Lots 4 and 5 in Block 1 of said addition.

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.

20FJ

52530

APN: R193640

Statutory Warranty Deed
- continued

File No.: 7021-618670 (BS)
Date: 07/01/2005

The true consideration for this conveyance is **\$15,500.00**. (Here comply with requirements of ORS 93.030)

Dated this 7 day of 7, 2005.

Matthew Bainbridge
Matthew Bainbridge

Jennifer Bainbridge FINE
Jennifer Bainbridge FINE
WHO TOOK TITLE AS
Jennifer Bainbridge

STATE OF Oregon California)
County of Klamath Solano)

This instrument was acknowledged before me on this 7th day of July, 2005
by **Matthew Bainbridge and Jennifer Bainbridge**.

Chad Michael Ward
Beverly Swafford Chad Michael Ward
Notary Public for Oregon California
My commission expires: May 19, 2008 Sep 27, 2006

