

05 JUL 11 PM 3:30

MTK - 70471KR

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State of Oregon, County of Klamath
Recorded 07/11/05 3:30 P m
THIS SPACE Vol M05 Pg 52676
Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 1

After recording return to:

TERRY SCROGGIN

824 Pine Street

Klamath Falls, OR 97601

Until a change is requested all
tax statements shall be sent to
The following address:

TERRY SCROGGIN

824 Pine Street

Klamath Falls, OR 97601

Escrow No. MT70471-KR

Title No. 0070471

SWD

STATUTORY WARRANTY DEED

Frederick W. Fahner & Jessie P. Fahner, Trustees of The 1996 Fahner Family Trust, Revocable Living Trust, Grantor(s) hereby convey and warrant to **TERRY SCROGGIN and VONNIE POWLEY not as tenants in common, but with right of survivorship**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 10 of Tract 1274, JUNIPER RIDGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-008CA-00400-000

Key No: 873726

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$85,000.00**.

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.

Dated this 11th day of July, 2005

The 1996 Fahner Family Trust, Revocable Living Trust

BY: [Signature]
Frederick W. Fahner, Trustee

BY: [Signature]
Jessie P. Fahner, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 11, 2005 by Frederick W. Fahner & Jessie P. Fahner, Trustees of The 1996 Fahner Family Trust, Revocable Living Trust.



[Signature]
(Notary Public for Oregon)

My commission expires 11/16/2007

2/10 am