

05 JUL 12 PM 3:04



MTL-689109

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THIS SPACE

State of Oregon, County of Klamath
Recorded 07/12/05 3:04 P m
Vol M05 Pg 53219
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:
Darrell S. Shepherd
475-A Housley
Roseburg, OR 97470

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

Darrell S. Shepherd
475-A Housley
Roseburg, OR 97470

Escrow No. OM077097GC

STATUTORY WARRANTY DEED

Jeffrey J. Frederick and Renee C. Wyser-Pratte, not as tenants in common, but with right of survivorship, Grantor(s) hereby convey and warrant to **Darrell S. Shepherd**, 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 24 Block 5 TRACT 1119, LEISURE WOODS, Unit 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Key No.: 812623

2407-007D0-05700-000

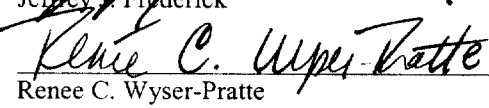
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$105,000.00**.

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 17th day of June, 2005.

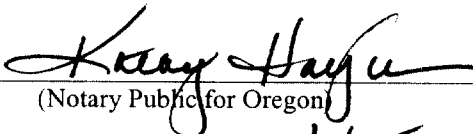

Jeffrey J. Frederick


Renee C. Wyser-Pratte

KA State of Oregon
County of ~~Klamath~~ LANE

This instrument was acknowledged before me on June 17, 2005 by Jeffrey J. Frederick and Renee C. Wyser-Pratte.




(Notary Public for Oregon)

My commission expires

7/1/05

2/00 am