

05 JUL 12 PM 3:20

Vol M05 Page 53352



After recording return to:  
Marc Tattersall  
237 Steiner Street, Apt. 8  
San Francisco, CA 94117

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

Marc Tattersall  
237 Steiner Street, Apt. 8  
San Francisco, CA 94117

File No.: 7021-609740 (DMC)  
Date: July 08, 2005

State of Oregon, County of Klamath

Recorded 07/12/05 3:28 m

Vol M05 Pg 53352-53

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

## STATUTORY WARRANTY DEED

**James D. Crawford and Phyllis A. Nardin Crawford as tenants by the entirety**, Grantor, conveys and warrants to **Marc Tattersall**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**The Northerly 72 feet of Lot 8 and the Westerly 5 feet of the North 72 feet of Lot 7 Block 308 Darrow Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

1. The **2005-2006** Taxes, a lien not yet payable..
2. 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.

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 **\$86,500.00**. (Here comply with requirements of ORS 93.030)

guf

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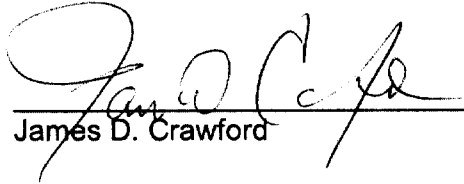
APN: 634219

Statutory Warranty Deed  
- continued

File No.: 7021-609740 (DMC)

Date: 07/08/2005

Dated this 11 day of July, 2005.

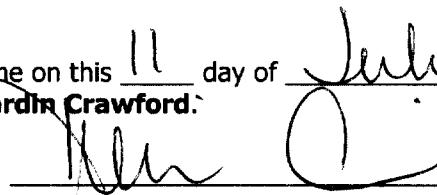
  
James D. Crawford

  
Phyllis A. Nardin Crawford

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 11 day of July, 2005  
by **James D. Crawford and Phyllis A. Nardin Crawford.**



  
Dori Crain  
Notary Public for Oregon  
My commission expires: November 7, 2005