

05 JUL 14 PM 1:22

MTT - 70111 KR



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State of Oregon, County of Klamath
THIS SPACE Recorded 07/14/05 11:22a m
Vol M05 Pg 53897
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:

RON WEGSTIEN

~~39303 Spring Trail Court~~ P.O. Box 856

Chiloquin, OR 97624

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

RON WEGSTIEN

~~39303 Spring Trail Court~~ P.O. Box 856

Chiloquin, OR 97624

Escrow No. MT70111-KR

Title No. 0070111

SWD

STATUTORY WARRANTY DEED

LINDA L. LONG, Grantor(s) hereby convey and warrant to **RON WEGSTIEN and KAREN WEGSTIEN**, as **tenants by the entirety**, 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 3 of TRACT 1314 PINE RIDGE RANCHES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3407-027A0-01100-000

Key No: 883873

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 **\$113,500.00**.

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.

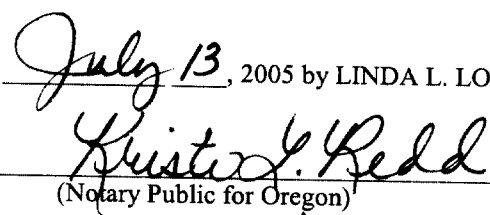
Dated this 13th day of July, 2005


LINDA L. LONG

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 13, 2005 by LINDA L. LONG.




(Notary Public for Oregon)

My commission expires 11/16/2007

2/10 am