

05 JUL 14 PM 11:51



After recording return to:  
Charles R. Horner and Sharon L.  
Horner  
Ground Squirrel 4.18 Acres  
Bonanza, OR 97623

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

Charles R. Horner and Sharon L.  
Horner  
Ground Squirrel 4.18 Acres  
Bonanza, OR 97623

File No.: 7021-625916 (SAC)

Date: July 08, 2005

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State of Oregon, County of Klamath

Recorded 07/14/05 11:51 a m

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Linda Smith, County Clerk

Fee \$ 26<sup>00</sup> # of Pgs 2

THIS SPA

## STATUTORY WARRANTY DEED

**Juventino Montez**, Grantor, conveys and warrants to **Charles R. Horner and Sharon L. Horner as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 18 in Block 36, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**


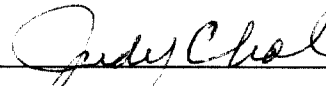
**This property is free from liens and encumbrances, EXCEPT:**

1. The 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 **\$10,000.00**. (Here comply with requirements of ORS 93.030)

APN: R462966

Statutory Warranty Deed  
- continuedFile No.: 7021-625916 (SAC)  
Date: 07/08/2005Dated this 13 day of July, 2005.  
Juventino MontezSTATE OF Oregon (California)  
County of Klamath Santa Clara)ss.This instrument was acknowledged before me on this 13 day of July, 2005  
by **Juventino Montez**.  
Notary Public for Oregon (California)  
My commission expires: 12-07-05