

05 JUL 15 AM 11:40



After recording return to:
Regan Pollock
PO Box 8388
Bend, OR 97708

Until a change is requested all tax statements
shall be sent to the following address:
Regan Pollock
PO Box 8388
Bend, OR 97708

File No.: 7064-611442 (RJB)
Date: July 12, 2005

Vol M05 Page 54354

State of Oregon, County of Klamath
Recorded 07/15/05 11:48a m
Vol M05 Pg 54354-55
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

THIS SPACE R

STATUTORY WARRANTY DEED

Melanie Ann Miller, Grantor, conveys and warrants to **Regan Pollock**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 13 in Block 9 of Tract 1123, 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 **\$18,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 13 day of July, 2005.

26 F

APN: R165840

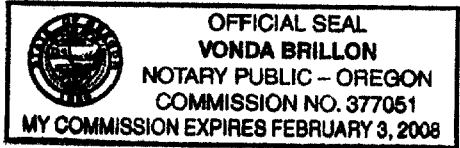
Statutory Warranty Deed
- continued

File No.: 7064-611442 (RJB)
Date: 07/12/2005

Melanie Ann Miller
Melanie Ann Miller

STATE OF Oregon)
County of Linn)ss.
)

This instrument was acknowledged before me on this 13th day of July, 2005
by **Melanie Ann Miller**.



Vonda Brillon

Notary Public for Oregon
My commission expires: 2-3-08