

05 JUL 15 PM 11:49



After recording return to:

First American Exchange Company

Richard & Jeannie Lyon
3285 Transformer Rd.
Medlin, OR 97632

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

First American Exchange Company

Same

File No.: 7021-628459 (SAC)

Date: July 13, 2005

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State of Oregon, County of Klamath

Recorded 07/15/05 11:49 a.m.

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

THIS

STATUTORY WARRANTY DEED

Rodney R. Lyon and Marie M. Lyon as tenants in common, Grantor, conveys and warrants to **Richard D. Lyon and Jeannie Rae Lyon, as husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Parcel 2 of Land Partition 28-03 being a replat of Parcel A of Minor Partition 80-125 and property line adjustment 8-04, situated in the SE 1/4 of Section 34, Sections 35 and 36 Township 40 South, Range 12 East of the Willamette Meridian and Section 2 and NE 1/4 of Section 3, Township 41 South, Range 12 East of the Willamette Meridian, 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.

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