

05 JUL 15 PM 3:05



After recording return to:
Lori Lester
3620 Old Midland Road
Klamath Falls, OR 97603

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

Lori Lester
3620 Old Midland Road
Klamath Falls, OR 97603

File No.: 7021-603988 (DMC)
Date: July 11, 2005

Vol M05 Page 54508

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 07/15/05 3:05 PM
Vol M05 Pg 54508-09
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

James C. Boyle and Joan M. Boyle as tenants by the entirety, Grantor, conveys and warrants to **Janet Pierce and Lori Lester as tenants in common**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Parcel 1 of Land Partition 27-00 filed June 21, 2000 being a portion of Bailey Tracts No. 2, situate in the NE 1/4 SE 1/4 of Section 2, Township 39 South, Range 9 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.

The true consideration for this conveyance is **\$115,000.00**. (Here comply with requirements of ORS 93.030)

26F

54509

APN: 521625

Statutory Warranty Deed
- continued

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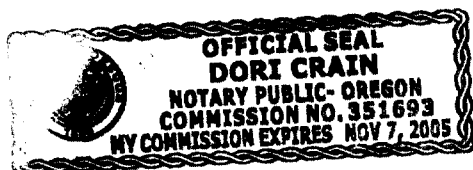
Dated this 18 day of July, 2005.

James C. Boyle
James C. Boyle

Joan M. Boyle
Joan M. Boyle

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 18 day of July, 2005
by **James C. Boyle and Joan M. Boyle.**



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