

05 JUL 10 AM 11:07

MTL-70308 MS

Vol M05 Page 54956



State of Oregon, County of Klamath
Recorded 07/18/05 11:07a m

Vol M05 Pg 54956

Linda Smith, County Clerk

THIS SPACE Fee \$ 21.00 # of Pgs 1

After recording return to:

John W. Warren

3954 Rio Vista Way

Klamath Falls, OR 97603

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

John W. Warren

3954 Rio Vista Way

Klamath Falls, OR 97603

Escrow No. MT70308-MS

Title No. 0070308

SWD

STATUTORY WARRANTY DEED

Phillip L. Eubanks and Sandra J. Eubanks, as tenants by the entirety, Grantor(s) hereby convey and warrant to **John W. Warren and Diane Marie Warren, 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 16, Block 9, SIXTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-012CB-08400-000

Key No: 564446

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 **\$229,900.00**.

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 13 day of July, 2005.

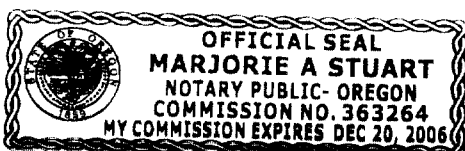
Phillip L. Eubanks
Phillip L. Eubanks

Sandra J. Eubanks
Sandra J. Eubanks

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 7/13, 2005 by Phillip L. Eubanks and Sandra J. Eubanks.



Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12/20/06

2/00 am