

05 JUL 10 PM 2:53

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After recording return to:
David John Penicook
2528 Hope Street
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
David John Penicook
2528 Hope Street
Klamath Falls, OR 97603

File No.: 7021-598281 (DMC)
Date: July 13, 2005

THIS SPA State of Oregon, County of Klamath
Recorded 07/18/05 2:53p m
Vol M05 Pg 55040-41
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Michelle H. Matejsek, Grantor, conveys and warrants to **David John Penicook**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 41 and 42, Block 7, St. Francis Park, 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 **\$115,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 15 day of July, 2005.

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55041

APN: R519102

Statutory Warranty Deed
- continued

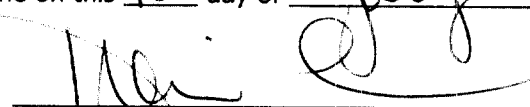
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Michelle H. Matejsek

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 15 day of July, 2005
by **Michelle H. Matejsek**.




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