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mtc-70303



Vol M05 Page 55196

State of Oregon, County of Klamath
Recorded 07/18/05 3:20 p m

THIS SPACE RESERVE

Vol M05 Pg 55196
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:

James M. Cole

63327 Service Road

Bend, OR 97701

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

James M. Cole

63327 Service Road

Bend, OR 97701

Escrow No. OM078145GC

Title No. 0070363

STATUTORY WARRANTY DEED

Patrick K. Boren and Elizabeth L. Boren, as tenants by the entirety, Grantor(s) hereby convey and warrant to **James M. Cole**, 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 14, Block 6, Tract 1119, Leisure Woods No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Key No: 9840

2407-~~0070~~-04400-000

00700

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 **\$130,000.00**.

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 8 day of July, 05

Patrick K. Boren
Patrick K. Boren

Elizabeth L. Boren
Elizabeth L. Boren

State of Oregon

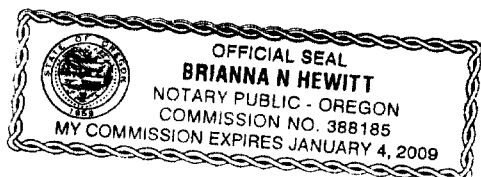
County of ~~Klamath~~

Benton

This instrument was acknowledged before me on July 8, 2005 by Patrick K. Boren and Elizabeth L. Boren.

Brianna N Hewitt
(Notary Public for Oregon)

My commission expires 1-4-09



2/10 am