

05 JUL 19 AM 11:51

Vol M05 Page 55444



After recording return to:
Gerald A. Massini and Susan B.
Massini
495 AK Perkins Street
Ukian, CA 95482-4573

Until a change is requested all tax statements
shall be sent to the following address:
Gerald A. Massini and Susan B. Massini
495 AK Perkins Street
Ukian, CA 95482-4573

File No.: 7021-616234 (DMC)
Date: July 06, 2005

State of Oregon, County of Klamath
THIS SPACE Recorded 07/19/05 11:51a m
Vol M05 Pg 55444-46
Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 13

STATUTORY WARRANTY DEED

Blair M. Henderson and Jerry Molatore as tenants in common, Grantor, conveys and warrants to **Gerald A. Massini and Susan B. Massini, husband and wife, as to an undivided 1/2 interest and Frederick G. Graeber and Tami Graeber, husband and wife, as to an undivided 1/2 interest**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$294,000.00**. (Here comply with requirements of ORS 93.030)

319

55445

APN: 476354


Statutory Warranty Deed
- continued

File No.: 7021-616234 (DMC)

Date: 07/06/2005

Dated this 18 day of July, 2005.

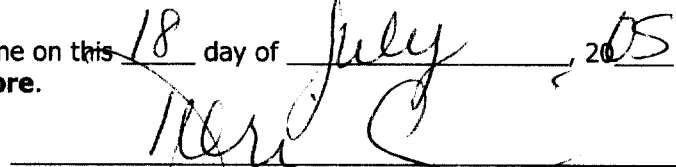

Blair M. Henderson


Jerry Molatore

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 18 day of July, 2005
by **Blair M. Henderson and Jerry Molatore.**




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

APN: **476354**Statutory Warranty Deed
- continuedFile No.: **7021-616234 (DMC)**
Date: **07/06/2005****EXHIBIT A****LEGAL DESCRIPTION:**

The Westerly one-half of the following described property:

Lot 7 in Block 36 of Original Town of Linkville, SAVING AND EXCEPTING that portion of Lot 7 conveyed by L. F. Willits and Laura A. Willits to Charles E. Worden by deed dated October 10, 1905, recorded October 10, 1905 in Volume 18 page 499, Deed records of Klamath County, Oregon, and that portion of said Lot 7 deeded by L. F. Willits and Laura A. Willits to Odd Fellows Hall Association by Deed dated May 14, 1910 and recorded May 14, 1910 in Volume 29 page 183, Deed records of Klamath County, Oregon, ALSO SAVING AND EXCEPTING the Southeasterly 8 feet of said Lot 7 for alleyway.