

05 JUL 20 PM 3:45

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After recording return to:  
Earl Fergusson and Virginia  
Fergusson  
4609 Villa Drive  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Earl Fergusson and Virginia Fergusson  
4609 Villa Drive  
Klamath Falls, OR 97603

File No.: 7021-588598 (SAC)  
Date: June 17, 2005

TH: State of Oregon, County of Klamath  
Recorded 07/20/05 3:45 p m  
Vol M05 Pg 55926-27  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

### STATUTORY WARRANTY DEED

**Stefanie Rae Smith**, Grantor, conveys and warrants to **Earl Fergusson and Virginia Fergusson as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 2 Block 12 Tract No. 1026, The Meadows, 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. 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 **\$200,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 20 day of June, 2005


20F

55927

APN: 556302

Statutory Warranty Deed  
- continued

File No.: 7021-588598 (SAC)  
Date: 06/17/2005

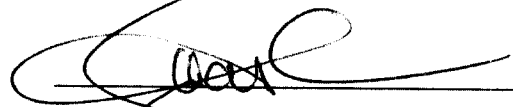
  
Stefanie Rae Smith

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this

30 day of June, 2005

by **Stefanie Rae Smith**.

  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: 8-2-07

