mTC- 6985UMS



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State of Oregon, County of Klamath
Recorded 07/22/05 3:22 m
Vol M05 Pg 567 / 9
Linda Smith, County Clerk
Fee \$ 2/- # of Pgs _/

		Linda Smith, County Clerk		
After recording	return to:	Fee \$ <u>2 /</u> # of Pgs/		
Justin E. Stephens				
2501 1/2 Montelius Street				
Klamath Falls, OR 97601				
Until a change is tax statements sl The following a	hall be sent to			
Justin E. Stephe	ns			
2501 1/2 Montelius Street				
Klamath Falls, OR 97601				
Escrow No. Title No.	MT69856-MS 0069856			
SWI)				

STATUTORY WARRANTY DEED

Christopher D. Evans, Grantor(s) hereby convey and warrant to Justin E. Stephens, 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:

Parcel 1 of Land Partition No. 16-00 situated in the SW1/4 SW1/4 of Section 20, Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, as duly recorded in the office of the Clerk of Klamath County, Oregon.

Tax Account No:

3809-020CC-03201-000

Key No: 886678

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 \$76,500.00.

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 2015 day of July	<u>, 2005.</u>		
Christopher D. Evans			OFFICIAL SEAL RICKY D. WARREN NOTARY PUBLIC-OREGO! COMMISSION NO. 38931
State of Oregon County of		MY C	DMMISSION EXPIRES FEBRUARY

This instrument was acknowledged before me on July 20, 2005 by Christopher D. Evans.

(Notary Public for Oregon)

My commission expires Feb 31d 200 9

3/00m