

05 JUL 25 AM 11:10

MTZ-67607KR

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Karen A. Bauer

61610 Sunburst Dr.

Joshua Tree, CA 92252

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

Karen A. Bauer

61610 Sunburst Dr.

Joshua Tree, CA 92252

Escrow No. MT67607-KR

Title No. 0067607

NWD

State of Oregon, County of Klamath

Recorded 07/25/05 11:18 A m

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

STATUTORY WARRANTY DEED

David A. Berry, Grantor(s) hereby convey and warrant to **Karen A. Bauer**, 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 20, Block 28, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3811-005A0-00200-000

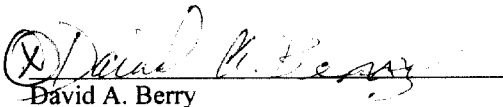
Key No: 461431

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 ~~\$28,000.00~~ 1.00. X DAB

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 20 day of July, 2005

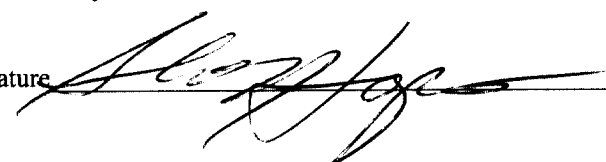

David A. Berry

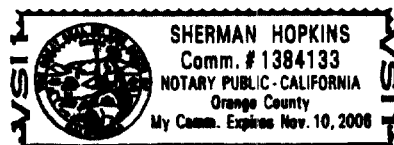
STATE OF CALIFORNIA

COUNTY OF San Bernardino ss.

On July 20, 2005 before me, Sherman Hopkins personally appeared David A. Berry personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature 



2:00 AM