

05 JUL 25 AM 11:10

MT67607KR

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Garrett F. Cerotsky  
7403 SE Augusta Ln  
Hillsboro, OR 97123

State of Oregon, County of Klamath  
Recorded 07/25/05 11:18 AM  
Vol M05 Pg 56927  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

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

Garrett F. Cerotsky  
7403 SE Augusta Ln  
Hillsboro, OR 97123

Escrow No. MT67607-KR  
Title No. 0067607

SWD

### STATUTORY WARRANTY DEED

**Karen A. Bauer**, Grantor(s) hereby convey and warrant to **Garrett F. Cerotsky and Lena Joyce Cerotsky, as tenants by the entirety**, 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**.

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 20 2005

Karen A. Bauer  
Karen A. Bauer

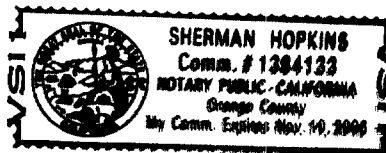
STATE OF CALIFORNIA

COUNTY OF San Bernardino <sup>SS.</sup>

On July 20, 2005 before me, Sherman Hopkins personally appeared Karen A. Bauer 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



210 AM