

05 JUL 25 PM 11:10

MTL-70274MS



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Bonita Lynn Steers
827 Lytton Street
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 07/25/05 11:18 A^m
Vol M05 Pg 56946-47
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

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

Bonita Lynn Steers
827 Lytton Street
Klamath Falls, OR 97601

Escrow No. MT70274-MS
Title No. 0070274

SWD

STATUTORY WARRANTY DEED

Larry J. Zaborac, Grantor(s) hereby convey and warrant to **Bonita Lynn Steers**, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$139,500.00**.

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 18th day of July, 2005

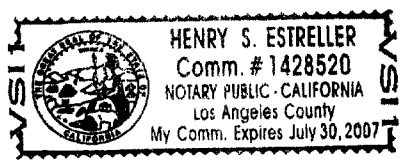
Larry J. Zaborac
Larry J. Zaborac

State of ~~Oregon~~ **CALIFORNIA**
County of ~~KLAMATH~~ **LOS ANGELES**

This instrument was acknowledged before me on July 18, 2005 by Larry J. Zaborac.

Henry S. Estreller
(Notary Public for ~~Oregon~~) **CALIFORNIA**

My commission expires 7-30-07



260 AM

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 19 and the Westerly 30 feet of Lot 20 in ROSELAWN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH the S1/2 of the vacated alley lying North of and adjacent to said property.

AND Lot 14 and the West 30 feet of Lot 13 in ROSELAWN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH the N1/2 of the vacated alley lying South of and adjacent to said property.

Tax Account No:	3809-029BD-11000-000	Key No:	213502
Tax Account No:	3809-029BD-11300-000	Key No:	213478