

05 JUL 25 PM 12:10

Vol M05 Page 57061



After recording return to:  
Don Scoles and Marsha Scoles  
4909 Haskins Road  
Bonanza, OR 97623

Until a change is requested all tax statements  
shall be sent to the following address:  
Don Scoles and Marsha Scoles  
4909 Haskins Road  
Bonanza, OR 97623

File No.: 7021-574112 (SAC)  
Date: July 14, 2005

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 07/25/05 12:18 P m  
Vol M05 Pg 57061-62  
Linda Smith, County Clerk  
Fee \$ 20.00 # of Pgs 2

### STATUTORY WARRANTY DEED

**Mark Stapleton and Kristi Stapleton as tenants by the entirety**, Grantor, conveys and warrants to **Don Scoles and Marsha Scoles as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**The SE 1/4 of the SW 1/4 and the SW 1/4 of the SE 1/4 of Section 18, Township 38 South Range 11 East of the Willamette Meridian, Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

1. The Taxes, a lien not yet payable..
2. 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 **\$295,000.00**. (Here comply with requirements of ORS 93.030)

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57062

APN: 586654

Statutory Warranty Deed  
- continued

File No.: 7021-574112 (SAC)  
Date: 07/14/2005

Dated this 25 day of July, 2005

Mark Stapleton  
Mark Stapleton

Kristi Stapleton  
Kristi Stapleton

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 25 day of July, 2005  
by **Mark Stapleton and Kristi Stapleton**.

[Signature]  
Notary Public for Oregon  
My commission expires: 8-2-07

