

05 JUL 25 PM 12:10

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After recording return to:
Michael T. Westerman and Sheri L.
Cain-Westerman
4314 Jennie Way
Medford, OR 97504

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

Michael T. Westerman and Sheri L.
Cain-Westerman
4314 Jennie Way
Medford, OR 97504

File No.: 7021-619098 (DMC)

Date: July 15, 2005

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath

Recorded 07/25/05 12:18 PM

Vol M05 Pg 57095-916

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Ann T. Selvera, Grantor, conveys and warrants to **Michael T. Westerman and Sheri L. Cain-Westerman, husband and wife and Ronald R. Smith and Debra Lynn Smith, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The South 33 feet of Lot 8 and the North 23 feet of Lot 9 Block 1 First Addition to Tonatee Homes, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. The **2005-2006** 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.

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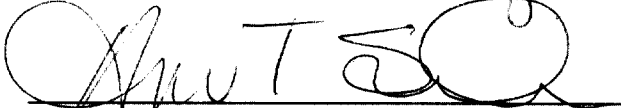
APN: 554590

Statutory Warranty Deed
- continued

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The true consideration for this conveyance is **\$116,500.00**. (Here comply with requirements of ORS 93.030)

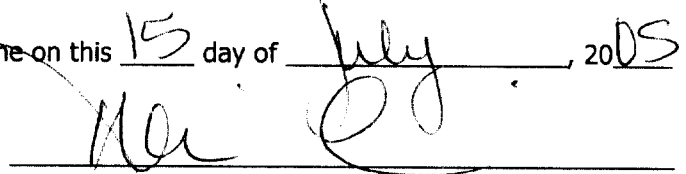
Dated this 15 day of July, 2005.


Ann T. Selvera

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 15 day of July, 2005
by **Ann T. Selvera**.




Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2005