

05 JUL 26 PM 10:53

Vol M05 Page 57468



After recording return to:
Ismael Nunez
Klamath Falls Forest Estates, Highway
66 Plat #1
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Ismael Nunez
Klamath Falls Forest Estates, Highway
66 Plat #1
Klamath Falls, OR 97603
File No.: 7021-631590 (BS)
Date: July 20, 2005

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 07/26/05 10:53 A m
Vol M05 Pg 57468-70
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

Sharon J. Anderssen and Patricia A. Fisk, as tenants in common, Grantor, conveys and warrants to **Ismael Nunez as his sole and separate property**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 28 in Block 23 of Klamath Falls Forest Estates 66 Unite, Plat No. 1, 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.

The true consideration for this conveyance is **\$4,000.00**. (Here comply with requirements of ORS 93.030)

31F

57469

APN: R398689

Statutory Warranty Deed
- continued

File No.: 7021-631590 (BS)
Date: 07/20/2005

Dated this 23 day of July, 2005.

Sharon J. Anderssen
Sharon J. Anderssen

Patricia A. Fisk

STATE OF Florida)
~~Oregon~~)
County of Charlotte) ss.
~~Klamath~~)

This instrument was acknowledged before me on this 23 day of July, 2005
by **Sharon J. Anderssen and Patricia A. Fisk.**

Nancy G. Oates

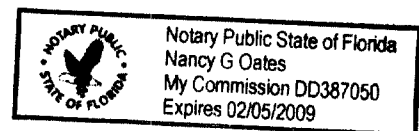
Notary Public for ~~Oregon~~ Florida
My commission expires: 02-05-09

I as the Notary did notaryize the
signature for Sharon J. Anderssen
only. Her Florida D# was presented
as identification

A 536-790-40-917-0

D0A

11-17-40



57470

APN: R398689

Statutory Warranty Deed
- continued

File No.: 7021-631590 (BS)
Date: 07/20/2005

Dated this 23 day of July, 2005.

Sharon J. Anderssen

Patricia A. Fisk
Patricia A. Fisk

STATE OF ~~Oregon~~ Nevada)
County of ~~Klamath~~ Clark)ss.

This instrument was acknowledged before me on this 23rd day of July, 2005
by ~~Sharon J. Anderssen~~ and Patricia A. Fisk.

Tamara F. Sloan

Notary Public for ~~Oregon~~ Nevada
My commission expires: Aug 12, 2008

