# Vol. MO5 Page 57500



After recording return to: Steven J. Jeter and Coralee A. Jeter PO Box 25427 Eugene, OR 97402

Until a change is requested all tax statements shall be sent to the following address:
Steven J. Jeter and Coralee A. Jeter PO Box 25427
Eugene, OR 97402

File No.: 7064-599197 (MG) Date: July 18, 2005

THIS SPACE RESERVED FOR I	RECORDER'S USE
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State of Oregon, County of Klamath Recorded 07/26/05 11 29 ft m
Vol M05 Pg 57500-01
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

### STATUTORY WARRANTY DEED

**Sidney L. Hall and Jeannine M. Hall as tenants by the entirety**, Grantor, conveys and warrants to **Steven J. Jeter and Coralee A. Jeter and Joshua D. Jeter**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

#### Parcel 1:

Lot 4 in Block 19, Second Addition to River Pine Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

#### Parcel 2:

Lot 10 in Block 19, Third Addition to River Pine Estates, 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.

The true consideration for this conveyance is \$135,000.00 (Here comply with requirements of ORS 93.030)
Dated this 20th day of July, 2005



APN: **R130174** Statutory Warranty Deed - continued

MY COMMISSION EXPIRES JULY 18, 2008

File No.: **7064-599197 (MG)**Date: **07/18/2005** 

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 conside	eration for this convey	ance is <b>\$135,000.0</b>	<b>10.</b> (Here comply with requirement	s of ORS 93.030)
Dated this /	_ day of	<u> </u>	,2005	
Sidney L. Hall	1		Jeannine M/Hall	ine III
STATE OF Ore	egon	) )ss.		
County of Kla	amath	)		
	was acknowledged be all and Jeannine M.		day of July	, 20 <u>0</u> J
M K I	IAL SEAL  GREEN BLIC - OREGON ON NO. 381542	Notary Public My commission	for Oregon on expires: 7/18/08	