

05 JUL 26 PM 3:18

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After recording return to:
William D. Minihan and Connie L.
Minihan
3056 Wolf Meadows Ln
Eugene, OR 97408

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

William D. Minihan and Connie L.
Minihan
3056 Wolf Meadows Ln
Eugene, OR 97408

File No.: 7195-606721-7195 (RDP)

Date: July 18, 2005

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath

Recorded 07/26/05 3.18 Pm

Vol M05 Pg 57691-92

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Edwin E. Thiess and Priscilla E. Thiess, Grantor, conveys and warrants to **William D. Minihan and Connie L. Minihan, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 26 in Block 6 of Cres-Del Acres, Second Addition, 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 **\$182,500.00**. (Here comply with requirements of ORS 93.030)

Dated this 25 day of JULY, 2005.

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57692

APN: R146032

Statutory Warranty Deed
- continued

File No.: 7195-606721-7195 (RDP)
Date: 07/18/2005

Edwin E. Thiess
Edwin E. Thiess

Priscilla E. Thiess
Priscilla E. Thiess

STATE OF Oregon)
County of Klamath Lane)ss.

This instrument was acknowledged before me on this 25th day of July, 2005
by **Edwin E. Thiess and Priscilla E. Thiess.**

Robin D. Parks



Notary Public for Oregon

My commission expires: 10/13/2008