

05 JUL 27 PM 03:40

Vol M05 Page 58265



After recording return to:  
Aaron J. Steers and Michelle M.  
Steers  
1664 Manzanita St  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Aaron J. Steers and Michelle M. Steers  
1664 Manzanita St  
Klamath Falls, OR 97601

File No.: 7021-597374 (DMC)  
Date: July 14, 2005

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 07/27/05 3:40 P m  
Vol M05 Pg 58265-66  
Linda Smith, County Clerk  
Fee \$ 210.00 # of Pgs 2

### STATUTORY WARRANTY DEED

**D. David Rhine**, Grantor, conveys and warrants to **Aaron J. Steers and Michelle M. Steers as husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**The rectangular Northwesterly 90 feet of Lot 1, and a rectangular strip 12 1/2 feet in width by 90 feet in length adjacent thereto on the Northeasterly side of Lot 2, Block 18 of Hot Springs Addition to the City of Klamath Falls, 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 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.

26

58266

APN: R303442

Statutory Warranty Deed  
- continued

File No.: 7021-597374 (DMC)  
Date: 07/14/2005

The true consideration for this conveyance is **\$63,000.00**. (Here comply with requirements of ORS 93.030)

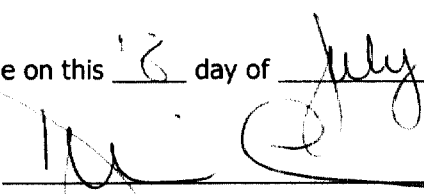
Dated this 19 day of July, 2005.

  
\_\_\_\_\_  
D. David Rhine

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 18 day of July, 2005  
by **D. David Rhine**.



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