



After recording return to:  
Dustin Woodworth  
422 Mt. Whitney St.  
Klamath Falls, OR 97601

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

File No.: 7021-613830 (SAC)  
Date: July 27, 2005

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 07/29/05 12:00 Pm  
Vol M05 Pg 59094-95  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

### STATUTORY WARRANTY DEED

**Brock Higdon**, Grantor, conveys and warrants to **Dustin R. Woodworth and Shawnacy M. Woodworth, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**All of Lot 3 and the Southwesterly 12 feet of Lot 2, adjoining said Lot 3 all in Block 12 First Addition to 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 **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 **\$105,000.00**. (Here comply with requirements of ORS 93.030)

APN: 410059

Statutory Warranty Deed  
- continued

59095

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Date: 07/27/2005

Dated this 27 day of July, 2005.

Brock Higdon

**Brock Higdon**

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 27 day of July, 2005  
by **Brock Higdon**.

Stacy Collins  
Stacy Collins  
Notary Public for Oregon  
My commission expires: 08-02-07

