

05 JUL 20 PM 03:42

MTC - 70655 LW



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

GREG SULLIVAN
255 LAUREL DRIVE
Felton, CA 95018

State of Oregon, County of Klamath
Recorded 07/29/05 3:42 pm
Vol M05 Pg 59282-83
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

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

GREG SULLIVAN
255 LAUREL DRIVE
Felton, CA 95018

Escrow No. MT70655-LW
Title No. 0070655

SWD

STATUTORY WARRANTY DEED

JOHN BIBLER, Grantor(s) hereby convey and warrant to GREG SULLIVAN, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

SEE ATTACHED EXHIBIT "A"

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$7,500.00.

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.

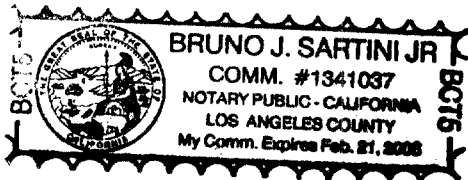
Dated this 26 day of July, 2005
JOHN BIBLER

STATE OF CALIFORNIA
COUNTY OF Los Angeles ss.

On July 26, 2005 before me, Bruno J. Sartini Jr. personally appeared JOHN BIBLER personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that HE executed the same in his authorized capacity(ies), and that by his signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Bruno J. Sartini Jr.



2600 AM

59283

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 12 in Block 8 of ARROWHEAD VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Lot 1 in Block 9 of ARROWHEAD VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN WESTSIDE ROAD RIGHT OF WAY.

Tax Account No: 3606-003AA-03000-000
Tax Account No: 3606-003AA-03100-000

Key No: 308385
Key No: 308447