

05 JUL 20 PM 3:42

MT7-70722 TM



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

TIM DAVIS

8448 E. Hwy 140 #2  
Klamath Falls, OR 97603

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

TIM DAVIS

8448 E. Hwy 140 #2  
Klamath Falls, OR 97603

Escrow No. MT70722-TM

Title No. 0070722

SWD

State of Oregon, County of Klamath

Recorded 07/29/05 3:42 P m

Vol M05 Pg 59284-85

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

### STATUTORY WARRANTY DEED

**PETER A. NEVIN and MALINDA B. NEVIN, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **TIM DAVIS and LISA ANN DAVIS, as tenants by the entirety**, 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:

Parcel 2 of Land Partition 35-96, said Land Partition being Parcel No. 3 of Minor Land Partition No. 81-144, situated in the E 1/2, SW 1/4 and SW 1/4 SE 1/4 of Section 30 and in the NW 1/4 NE 1/4 of Section 31 all in Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for access, 30 feet in width, over and across Parcel 3 of said Land Partition 35-96 as delineated on the face of said land partition.

Tax Account No:  
No.: 880287

3811-V3000-00302-000 Key

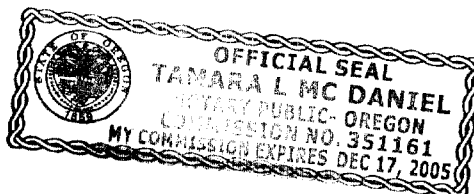
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$51,975.00**.

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 29 day of July, 2005

Peter A. Nevin  
PETER A. NEVIN  
Malinda B. Nevin  
MALINDA B. NEVIN



State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 28, 2005 by PETER A. NEVIN and MALINDA B. NEVIN.

2609M

Statutory Warranty Deed – Signature/Notary Page  
Ref: Escrow No. MT70722-TM

Sumara L. McDaniel  
(Notary Public for Oregon)  
My commission expires 12/17/05