

05 JUL 29 PM 0:42



MTC - 70504

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State of Oregon, County of Klamath
Recorded 07/29/05 3:42 p m
THIS SPACE RESERVE Vol M05 Pg 59312
Linda Smith, County Clerk
Fee \$ 21- # of Pgs 1

After recording return to:

Debra J. Tallman

1717 NW Steidl Road

Bend, OR 97701

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

Debra J. Tallman

1717 NW Steidl Road

Bend, OR 97701

Escrow No. OM078439GC

Title No. 0070504

STATUTORY WARRANTY DEED

Marla Runyan and Matthew Loneragan, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Debra J. Tallman**, 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:

Lot 11 in Block 6 of SECOND ADDITION TO CRES-DEL ACRES, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Key No: 145738

2407-007B0-07700-000

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 **\$235,000.00**.

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 27th day of July 2005

Marla Runyan

Matthew Loneragan

State of Oregon
County of Klamath

This instrument was acknowledged before me on July 27th, 2005 by Marla Runyan and Matthew Loneragan.



Tracy E. Watson
(Notary Public for Oregon)

My commission expires June 10, 2007

2/10 AM