

05 JUL 29 PM 0:47

Vol M05 Page 59524



After recording return to:
Elaine Dunham
1810 Fargo Street
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Elaine Dunham
1810 Fargo Street
Klamath Falls, OR 97603

File No.: 7021-615331 (SAC)
Date: July 12, 2005

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 07/29/05 3:47 P m
Vol M05 Pg 59524-25
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Wayne Bollinger, Grantor, conveys and warrants to **Elaine Dunham**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The North 50 feet of the Southerly 100 feet of Lot 7 in Block 8 of Pleasant View Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the East 5 feet thereof conveyed to Klamath County by Deed recorded July 22, 1965 in Volume M65 page 216, Deed records 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.

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59525

APN: 785421

Statutory Warranty Deed
- continued

File No.: 7021-615331 (SAC)
Date: 07/12/2005

The true consideration for this conveyance is **\$77,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 20 day of July, 2005.

Wayne Bollinger
Wayne Bollinger

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 20 day of July, 2005
by **Wayne Bollinger**.

Notary Public for Oregon
My commission expires: 2007

