

MT67804 LW

205 AUG 1 2005



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
TIMOTHY ALLAN AYRES
2679 LAKESHORE DRIVE
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 08/01/05 11:11 A m
Vol M05 Pg 59782
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

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

TIMOTHY ALLAN AYRES
2679 LAKESHORE DRIVE
Klamath Falls, OR 97601

Escrow No. MT67804-LW

STATUTORY WARRANTY DEED

JOHN MARAN and MARIE MARAN, with the rights of survivorship, Grantor(s) hereby convey and warrant to **TIMOTHY ALLAN AYRES**, 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 18 in LAKEWOOD HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-023CA-00800-000

Key No: 422983

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 **\$18,000.00**.

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 14 day of December, 2004

John Maran
JOHN MARAN

Marie Maran
MARIE MARAN

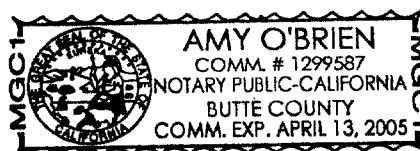
STATE OF CALIFORNIA

COUNTY OF Butte ss.

On December 14, 2004 before me, Amy O'Brien, Notary Public personally appeared JOHN MARAN and MARIE MARAN ~~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 THEY executed the same in their authorized capacity(ies), and that by their signatures(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 Amy O'Brien



2/10/05