

05 AUG 1 4:11:11



MTZ- 70573LW

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
LEAH K. AVERETT

517N Eldorado Ave 440 Fulton
Klamath Falls, OR 97601

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

LEAH K. AVERETT

517N Eldorado Ave 440 Fulton St
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 08/01/05 11:11 A m
Vol M05 Pg 59784
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Escrow No. MT70573-LW
Title No. 0070573

SWT

STATUTORY WARRANTY DEED

TIM WEHRLY and KIMBERLEE RE PIRIE, FORMERLY KNOWN AS KIMBERLEE WEHRLY, as tenants in common, Grantor(s) hereby convey and warrant to **LEAH K. AVERETT**, 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 30 and the Southwesterly 34 feet of Lot 29, WEST PARK, EXCEPTING THEREFROM the Southerly 28 feet of Lot 30, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-029CB-05800-000

Key No: 299929

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 **\$227,000.00**.

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 27 day of July, 2005

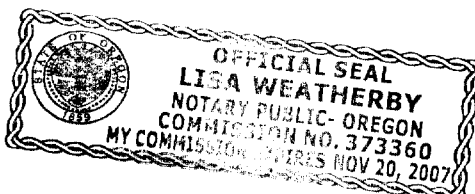
[Signature]
TIM WEHRLY

[Signature]
KIMBERLEE RE PIRIE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 27, 2005 by TIM WEHRLY and KIMBERLEE RE PIRIE.

[Signature]
(Notary Public for Oregon)



My commission expires 11/20/07

2/10/07