



After recording return to:
Richard Dabney and Mary Dabney
219 Laurel Avenue
Gustine, CA 95322

Until a change is requested all tax statements
shall be sent to the following address:
Richard Dabney and Mary Dabney
219 Laurel Avenue
Gustine, CA 95322

File No.: 7021-615543 (DMC)
Date: July 26, 2005

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 08/01/05 3:49 P m
Vol M05 Pg 60123-24
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Jared A. Clark, Grantor, conveys and warrants to **Richard Dabney and Mary Alice Dabney, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The Easterly 90 feet of Lot 6, Block 34, Hillside Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. The **2005-2006** 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.

The true consideration for this conveyance is **\$110,000.00**. (Here comply with requirements of ORS 93.030)

26F

60124

APN: R216108

Statutory Warranty Deed
- continued

File No.: 7021-615543 (DMC)
Date: 07/26/2005

Dated this 27 day of July, 2005.

Jared A. Clark
Jared A. Clark

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 27 day of July, 2005
by **Jared A. Clark.**



Dori Crain
Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2005