

After recording return to: Anthony P. Edwards and Charmaine L. Edwards 50110 Highway 140 E Bly, OR 97622

Until a change is requested all tax statements shall be sent to the following address:
Anthony P. Edwards and Charmaine L. Edwards
50110 Highway 140 E
Bly, OR 97622

File No.: 7021-625471 (SAC)

Date: July 27, 2005

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath Recorded 08/03/05 111/37 m
Vol M05 Pg (20) 43-44
Linda Smith, County Clerk
Fee \$ 26 # of Pgs

STATUTORY WARRANTY DEED

Timothy J. Sunnafrank, Grantor, conveys and warrants to **Anthony P. Edwards and Charmaine L. Edwards as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The N 1/2 NE 1/4 of Section 21, Township 36 South, Range 13 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the following described property:

Beginning at a point being the Southeast corner of the N 1/2 NE 1/4 of Section 21, Township 36 South, Range 13 East of the Willamette Meridian; thence West 290.4 feet to a point; thence North parallel with the Easterly boundary of said NE 1/4 a distance of 300 feet; thence East a distance of 290.4 feet to a point; thence South along the section line between Sections 21 and 22 to the point of beginning.

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.



APN: 359757

Statutory Warranty Deed - continued

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Date: 07/27/2005

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 cor	nsideration for t	this conveyance is \$260,000.00. (Here comply with requirements of ORS 93.030)
Dated this _	day of _	August 2005.
		land_
Timothy J.	Sunnafrank	
STATE OF	Oregon))ss.
County of	Klamath) A
This instrument was acknowledged before me on this day of Tuguest, 20 to by Timothy J. Sunnafrank .		
Notary Public for Oregon		
My commission expires:		
\	"	
		OFFICIAL SEAL STACY COLLINS NOTARY PUBLIC-OREGON COMMISSION NO. 370824 MY COMMISSION EXPIRES AUGUST 2, 2007