



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 11:13A m  
 Vol M05 Pg 60743-44  
 Linda Smith, County Clerk  
 Fee \$ 26.00 # of Pgs 2

## 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.

