

MTC - 70690 SH



State Of Oregon, County Of Klamath  
M05-61210  
8/4/2005 11:11:16 AM  
# Of Pages 1 Fee: \$21.00

After recording return to:  
Robert J. Foltyn  
5110 ALVA AVENUE  
Klamath Falls, OR 97603

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

Robert J. Foltyn  
5110 ALVA AVENUE  
Klamath Falls, OR 97603

Escrow No. MT70690-SH  
Title No. 0070690

SWED

**STATUTORY WARRANTY DEED**

**James W. Pope**, Grantor(s) hereby convey and warrant to **Robert J. Foltyn and Kathryn L. Foltyn, as tenants by the entirety**, 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:

Tract 69, YALTA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-002AB-04000-000 Key No: 512396

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 **\$215,000.00**.

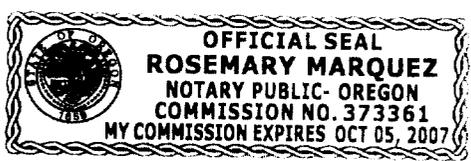
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 28 day of July, 05.

James W. Pope  
James W. Pope

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 28, 2005 by James W. Pope.



Rosemary Marquez  
(Notary Public for Oregon)  
My commission expires October 5, 2007

2/10 am