



After recording return to:  
Mark Whitcomb and Jeanette  
Whitcomb  
58018 Tarry Lane  
Lapine, OR 97739

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

Mark Whitcomb and Jeanette  
Whitcomb  
58018 Tarry Lane  
Lapine, OR 97739

File No.: 7064-623087 (MG)  
Date: July 19, 2005

State Of Oregon, County Of Klamath  
M05-61214  
8/4/2005 11:28:39 AM  
# Of Pages 2 Fee: \$26.00

## STATUTORY WARRANTY DEED

**William D. Swanberg and Joylene Swanberg as tenants by the entirety**, Grantor, conveys and warrants to **Mark Whitcomb and Jeanette Whitcomb**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 18 in Block 1, Tract 1098, Split Rail Ranchos, 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 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 **\$35,000.00**. (Here comply with requirements of ORS 93.030)

*Dated this 22 day of July, 2005*

*gf*

APN: R138586

Statutory Warranty Deed  
- continued

File No.: 7064-623087 (MG)  
Date: 07/19/2005

Dated this 22 day of July, 2005.

William D. Swanberg  
William D. Swanberg

Joylene Swanberg  
Joylene Swanberg

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 22 day of July, 2005  
by **William D. Swanberg and Joylene Swanberg.**

Leslie Sosna



Notary Public for Oregon

My commission expires: July 31, 2005