



After recording return to:  
Dean Murphy  
555 N. Van Ness Ave  
Fresno, CA 93728

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

Dean Murphy  
555 N. Van Ness Ave  
Fresno, CA 93728

File No.: 7021-645534 (BS)  
Date: August 01, 2005

State Of Oregon, County Of Klamath

M05-61245

8/4/2005 3:41:17 PM

# Of Pages 2 Fee: \$26.00

## STATUTORY WARRANTY DEED

**Stephanie M. Pochatko**, Grantor, conveys and warrants to **Dean Murphy as his sole and separate property**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 69 of Pleasant Home Tracts, 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 **\$62,500.00**. (Here comply with requirements of ORS 93.030)

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APN: R515071

Statutory Warranty Deed  
- continued

File No.: 7021-645534 (BS)  
Date: 08/01/2005

Dated this 1 day of August, 2005

Stephanie M. Pochatko  
Stephanie M. Pochatko

STATE OF Oregon )  
County of )ss.  
)

This instrument was acknowledged before me on this 1 day of August, 2005  
by **Stephanie M. Pochatko**.

Beverly Swafford

Notary Public for Oregon

My commission expires: May 19, 2008

