

1st 640615
WARRANTY DEED -- STATUTORY FORM

JOAN E. KELCH, Grantor,

conveys and warrants to

WILLIAM RANCE CLAYTON and CAROLYN TAMERIA CLAYTON, husband and wife, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

Lot 3 in Block 2 River Pine Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No(s): 131949

Map/Tax Lot No(s): 230924-A-600

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$50,000.00 .

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 3 day of August, 2005.

Joan E. Kelch
JOAN E. KELCH

STATE OF OREGON, COUNTY OF *Deschutes* SS.

This instrument was acknowledged before me on August 3, 2005 by JOAN E. KELCH.

Vanessa R. Carpenter
(Notary Public for Oregon)
My commission expires July 5, 2009

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:
WILLIAM RANCE & CAROLYN TAMERIA CLAYTON
16769 SOUTH CENTURY DR
BEND, OR 97707

TITLE NO. 640615
ESCROW NO. 14-0067905

