

**M05-61755**

08/11/2005 03:45:41 PM

# Of Pages 2 Fee: \$26.00



After recording return to:  
Pauline Cardoza  
4221 Fargo St.  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Pauline Cardoza  
4221 Fargo St.  
Klamath Falls, OR 97603

File No.: 7021-625594 (SAC)  
Date: August 04, 2005

## **STATUTORY WARRANTY DEED**

**Robert K. Garrett and Sherrie L. Garrett as tenants by the entirety**, Grantor, conveys and warrants to **Pauline Cardoza**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**The North 70 feet of Lot 26, Tonatee Homes, 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 **\$167,900.00**. (Here comply with requirements of ORS 93.030)

20F


APN: 554395

Statutory Warranty Deed  
- continued

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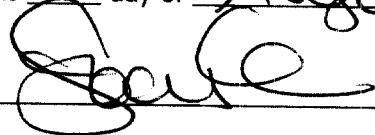
Dated this 10 day of August, 20 05

  
Robert K. Garrett

  
Sherrie L. Garrett

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this

10 day of August, 20 05  


Notary Public for Oregon  
My commission expires:

2007

