

M05-61830

08/12/2005 12:09:52 PM

Of Pages 2 Fee: \$26.00



After recording return to:
Michael True
15860 Kings Creek Road
Boulder Creek, CA. 95006

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

Michael True
15860 Kings Creek Road
Boulder Creek, CA. 95006

File No.: 7021-649425 (BS)

Date: August 10, 2005

STATUTORY WARRANTY DEED

Daffna B. Enyart, Grantor, conveys and warrants to **Michael True as his sole and separate property**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 27 and 28 Block 12 of Industrial Addition to the City of Klamath Falls, 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 **\$45,000.00**. (Here comply with requirements of ORS 93.030)

26F

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Date: **08/10/2005**

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