

M05-62027

08/16/2005 10:09:47 AM

# Of Pages 1 Fee: \$21.00

After Recording Return to:  
Dawn Marie Seltzer

Until a change is requested all tax statements  
Shall be sent to the following address:  
Dawn Marie Seltzer  
Same as above

**WARRANTY DEED**  
(INDIVIDUAL)

ATC 62044 ATB

WINONA GREGORY, herein called grantor, convey(s) to DAWN MARIE SELTZER, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

The South half of Lot 5, Block 2, SECOND ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 041 MAP 3909-010DB TL 05000 KEY# 546074

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$-0- convey title only.  
(here comply with the requirements of ORS 93.930)

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 August 8, 2005.

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*Winona Gregory*  
WINONA GREGORY  
*by PDA Judy S. Harper*  
8-11-05

STATE OF OREGON, County of Lane ) ss.

On 8-11-, 2005 personally appeared the above named Winona Gregory and acknowledged the foregoing instrument to be HER voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00062044

Before me: *Donald Manning*  
Notary Public for Oregon  
My commission expires: 12-7-2007

Official Seal

