



MT- 70173UV

State Of Oregon, County Of Klamath

M05-62074

08/16/2005 03:01:26 PM

Of Pages 2

Fee: \$26.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

TIMOTHY A. AYERS

P. O. BOX 1791

Klamath Falls, OR 97601

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

TIMOTHY A. AYERS

P. O. BOX 1791

Klamath Falls, OR 97601

Escrow No. MT70173-LW

Title No. 0070173

SWD

STATUTORY WARRANTY DEED

DOUGLAS AYRES, TRUSTEE OF THE DOUGLAS AYRES LIVING TRUST, Grantor(s) hereby convey and warrant to **TIMOTHY A. AYERS**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

EXHIBIT "A" LEGAL DESCRIPTION

Beginning at the most Southeasterly corner of Lot 10 in Block 6 of EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, Oregon; thence Southwesterly along the Southerly line of Lots 10 and 9 of said Block 6, 106 feet, more or less, to the Southwest corner of said Lot 9; thence Northwesterly along the Southwesterly line of said Lot 9, 55 feet; thence Northeasterly parallel with Washington Street, 106 feet, more or less, to the Westerly line of Third Street; thence Southeasterly along the Westerly line of Third Street, 55 feet to the point of beginning, being a strip of long 55 feet in width measured off the Southeasterly side of Lots 9 and 10 in Block 6 of Ewauna Heights Addition to the City of Klamath Falls, Oregon according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, PLUS the Northwesterly 10 feet of vacated alley.

Tax Account No: 3809-032BD-00900-000
474631

Key No:

RESERVING UNTO DOUGLAS AYRES A LIFE ESTATE.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$83,200.00**.

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.

2600

Dated this 10 day of August, 2005

DOUGLAS AYRES, TRUSTEE OF THE DOUGLAS AYRES LIVING TRUST

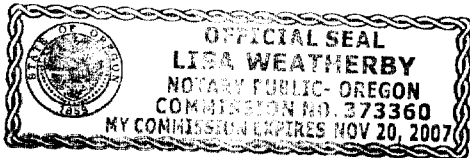
BY: *Douglas Ayres*
DOUGLAS AYRES, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 10, 2005 by DOUGLAS AYRES, TRUSTEE OF THE DOUGLAS AYRES LIVING TRUST.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/07



Unofficial Copy