

M05-62099

08/16/2005 03:42:53 PM

Of Pages 2 Fee: \$26.00



After recording return to:
First American Title Co.
1011 Harlow Rd. #103
Springfield, Oregon 97477

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

Judy L. Sanders

P.O. Box 10794
Eugene, OR 97440

File No.: 7194-620571 (SMJ)

Date: August 15, 2005

STATUTORY WARRANTY DEED

Douglas Lawnicki, Grantor, conveys and warrants to **Judy L. Sanders**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 5 in Block 1 of Tract 1074, Leisure Woods, 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 **\$65,000.00**. (Here comply with requirements of ORS 93.030)

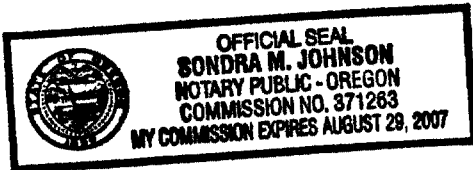
Dated this 15 day of August, 2005.

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Douglas Lawnicki
Douglas Lawnicki

STATE OF Oregon)
County of Lane)ss.
)

This instrument was acknowledged before me on this 15 day of August, 2005
by **Douglas Lawnicki**.



Sondra Johnson
Sondra Johnson
Notary Public for Oregon
My commission expires: 8/29/07