



After recording return to:
Karen D. Gail and R. Terry Gail
3565 Seutter Pl.
Klamath Falls OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Karen D. Gail and R. Terry Gail
Same
same

File No.: 7021-645477 (BS)
Date: August 16, 2005

State Of Oregon, County Of Klamath

M05-62221

08/18/2005 11:32:44 AM

Of Pages 2

Fee: \$26.00

STATUTORY WARRANTY DEED

Brent Hackwell, Grantor, conveys and warrants to **Karen D. Gail and R. Terry Gail, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 48, TRACT 1428, 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)

APN: 890857

Statutory Warranty Deed
- continued

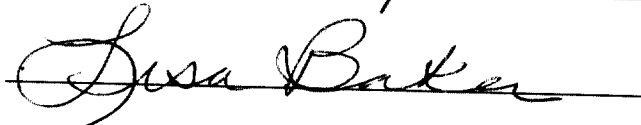
File No.: 7021-645477 (BS)
Date: 08/15/2005

Dated this 15 day of August, 2005.


Brent Hackwell

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 15 day of Aug, 2005
by **Brent Hackwell**.



Notary Public for Oregon
My commission expires:

