

MT-70396 M



After recording return to:

JAMES R. WOLF

P O BOX 1117

COLUMBIA, CA 95310

State Of Oregon, County Of Klamath

M05-62587

08/23/2005 02:57:39 PM

# Of Pages 1

Fee: \$21.00

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

JAMES R. WOLF

P O BOX 1117

COLUMBIA, CA 95310

Escrow No. MT70396-TM

Title No. 0070396

SWD

### STATUTORY WARRANTY DEED

**SARA ELIZABETH COUNSELLOR and BRETT W. COUNSELLOR, with the rights of survivorship**, Grantor(s) hereby convey and warrant to **JAMES/ WOLF**, 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:

Beginning at a point of the Northeasterly line of Oregon Avenue, 30 feet Southeasterly from the most Westerly corner of Lot 13, Block 76, BUENA VISTA ADDITION; thence Northeasterly on a line parallel to the West line of said Lot 13, 98'; thence Southeasterly on a line parallel to Oregon Avenue to the line between Lots 13 and 14 of said Block; thence Southwesterly along said lot line to a point distant 68' from Oregon Avenue; thence Southeasterly along the line parallel to Oregon Avenue 3'; thence Southwesterly parallel with the line between Lots 13 and 14 of said Block to Northeasterly line of Oregon Avenue; thence Northwesterly along the line of Oregon Avenue 33, to the point of beginning according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-029BD-06100-000

Key No: 213110

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 **\$86,500.00**.

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.

Dated this 10 day of Aug 2005

*Sara Elizabeth Counsellor*

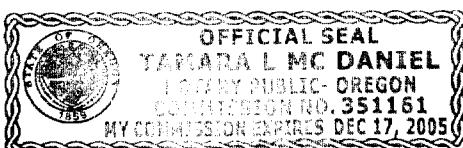
SARA ELIZABETH COUNSELLOR

*Brett W. Counsellor*

BRETT W. COUNSELLOR

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Aug 10, 2005 by SARA ELIZABETH COUNSELLOR and BRETT W. COUNSELLOR.



*Tamara L. McDaniel*  
(Notary Public for Oregon)  
My commission expires 12/17/05

2/0