

mTC-71120



State Of Oregon, County Of Klamath

M05-62711

08/24/2005 02:56:06 PM

Of Pages 1 Fee: \$21.00

After recording return to:

ANDREW J. LARSEN

~~3235 Paramount Street~~ Paramount Street

Klamath Falls, OR 97603

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

ANDREW J. LARSEN

~~3235 Paramount Street~~ Paramount Street

Klamath Falls, OR 97603

Escrow No. AP0771948

Title No. 0771948

STATUTORY WARRANTY DEED

GARY LEONARDO and JANE LEONARDO, husband and wife, Grantor(s) hereby convey and warrant to ANDREW J. LARSEN and ALEXANDRA LEONARDO LARSEN, husband and wife, 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:

Lot 30 of Tract 1428, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$165,000.00.

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 22 day of August, 2005.

Gary Leonardo
GARY LEONARDO

Jane Leonardo
JANE LEONARDO

State of Oregon
County of JACKSON

This instrument was acknowledged before me on Aug. 22, 2005 by GARY LEONARDO and JANE LEONARDO.

J. L. Hofmann
(Notary Public for Oregon)

My commission expires 6-10-06



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