

M05-62789

08/25/2005 01:13:26 PM

Of Pages 1 Fee: \$21.00

ATC 61932 WARRANTY DEED -- STATUTORY FORM

KATHERYN D. INGRAM, an individual, Grantor,

conveys and warrants to

FRANK P. SOUZA, JR., an individual, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

LOT 12, BLOCK 1, WAGON TRAIL ACREAGES NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

Tax Account No(s): 127721

Map/Tax Lot No(s): 2309-001-AO-02700

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$174,900.00 .

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.

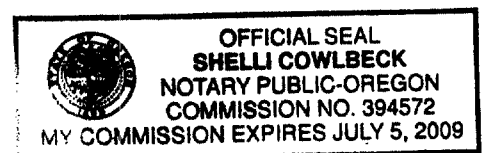
Kathryn D. Ingram
KATHERYN D. INGRAM

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on August 22, 2005 by KATHERYN D. INGRAM.

Shelli Cowlbeck
(Notary Public for Oregon)

My commission expires 7-5-09



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

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

FRANK SOUZA, JR.

~~759 EDMONDS AVENUE NE~~ 2008 Laso Court
~~BRENTON, WA 98056~~ Lapra on 97739

TITLE NO. 0006193205
ESCROW NO. 14-0061505

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