



After recording return to:
Ronald O. Davis
6144 Teal Drive
Bonanza, OR 97623

Until a change is requested all tax statements
shall be sent to the following address:
Ronald O. Davis
6144 Teal Drive
Bonanza, OR 97623

File No.: 7021-632598 (DMC)
Date: August 16, 2005

State Of Oregon, County Of Klamath

M05-62820

08/25/2005 03:49:22 PM

Of Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Donna M. Best, Grantor, conveys and warrants to **Ronald O. Davis and Rita J. Davis, as husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 7 Block 45 Klamath Falls Forest Estates, Highway 66 Unit Plat No. 2, 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 **\$175,000.00**. (Here comply with requirements of ORS 93.030)

26^F

APN: 468461

Statutory Warranty Deed
- continued

File No.: 7021-632598 (DMC)
Date: 08/16/2005

Dated this 19 day of August, 20 05

Donna M. Best
Donna M. Best

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this

19 day of August, 20 05

by **Donna M. Best.**

[Signature]

Notary Public for Oregon

My commission expires:

8-2-07

