

AFTER RECORDING RETURN TO:

Klein & Hand, P.C.

P. O. Box 377

Woodburn, Oregon 97071

State Of Oregon, County Of Klamath

**M05-63055**

08/30/2005 08:59:48 AM

# Of Pages 2 Fee: \$26.00

### STATUTORY WARRANTY DEED

KLEIN & HAND, P.C., an Oregon Corporation, Grantor, conveys and warrants to LUCIEN S. KLEIN and PHILIP J. HAND, Grantees, the following described real property, located in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

N ½ SW 1/4 NW 1/4 SE 1/4 Section 17, Township 35 South, Range  
12 East of the Willamette Meridian.

The liability and obligations of Grantor to Grantees and Grantees' heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

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

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The true and actual consideration for this conveyance is \$7000.00.

Until a change is requested, all tax statements are to be sent to the following address:  
PO Box 377, Woodburn, Oregon 97071.

26-

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 26 day of August, 2005.

Klein & Hand, P.C.

By:

  
Philip J. Hand, President


By:

  
Lucien S. Klein, Secretary

STATE OF OREGON       )  
                                  )ss.  
County of Marion       )

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of August, 2005, by Philip J. Hand, as president of Klein & Hand, P.C., an Oregon Professional Corporation.




  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: May 13, 2006

STATE OF OREGON       )  
                                  )ss.  
County of Marion       )

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of August, 2005, by Lucien S. Klein, as secretary of Klein & Hand, P.C., an Oregon Professional Corporation..



  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: May 13, 2006