

PARCO 7194-680751

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Walter A. Barnes

2905 SE Oak Grove Blvd.

Milwaukie, OR 97267

Douglas Lawnicki

1916 Heitzman Way

Eugene, OR 97402

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Douglas Lawnicki

1916 Heitzman Way

Eugene, OR 97402

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Douglas Lawnicki

1916 Heitzman Way

Eugene, OR 97402

State Of Oregon, County Of Klamath

M05-63141

08/30/2005 12:37:54 PM

Of Pages 1 Fee: \$21.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Walter A. Barnes

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Douglas Lawnicki

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 17 in Block 1 of Tract No. 1074, LEISURE WOODS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

Covenants, conditions, restrictions and easements of record, and county building and land use restrictions

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 32,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals. August 25 2005

In witness whereof, the grantor has executed this instrument on August 25 2005; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Walter A. Barnes

STATE OF OREGON, County of Clackamas

This instrument was acknowledged before me on August 25 2005 by Walter A. Barnes

This instrument was acknowledged before me on

by

as

of



JANICE R. POLLARD
NOTARY PUBLIC-OREGON
COMMISSION NO. 355558
MY COMMISSION EXPIRES MARCH 10, 2006

Janice R. Pollard
Notary Public for Oregon
My commission expires March 10, 2006

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