



After recording return to:
John Willis
PO Box 281
Waterford, CA 95386

Until a change is requested all tax statements
shall be sent to the following address:
John Willis
PO Box 281
Waterford, CA 95386

File No.: 7021-598340 (DMC)
Date: August 03, 2005

State Of Oregon, County Of Klamath

M05-63304

08/31/2005 03:42:05 PM

Of Pages 2

Fee: \$26.00

STATUTORY WARRANTY DEED

Roger A. Klarer and Audrey M. Klarer, husband and wife, Grantor, conveys and warrants to **John Willis**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

All that portion of the SE1/4 of Section 12, Township 31 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of the Easterly line of Mt. Scott Meadows, South of the South Line of Doran Drive and West of the Southern Pacific right of way.

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.

APN: 740452

Statutory Warranty Deed
- continued

File No.: 7021-598340 (DMC)
Date: 08/03/2005

The true consideration for this conveyance is **\$90,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 17th day of August, 2005.

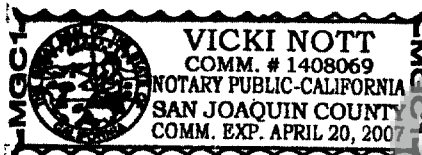
Roger A. Klarer
Roger A. Klarer

Audrey M. Klarer
Audrey M. Klarer

STATE OF California)
County of Sacramento) ss.

This instrument was acknowledged before me on this 17th day of August, 2005
by **Roger A. Klarer and Audrey M. Klarer**.

Vicki Nott



Notary Public for
My commission expires: 4-20-07