



After recording return to:
David P. Belau and Tammy J. Belau
4351 Fargo Street
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
David P. Belau and Tammy J. Belau
4351 Fargo Street
Klamath Falls, OR 97603

File No.: 7021-651495 (DMC)
Date: August 24, 2005

THIS SPACE RESERVED FOR RECORDER'S USE

State Of Oregon, County Of Klamath

M05-63308

08/31/2005 03:43:49 PM

Of Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Ellen K. Cornell, Grantor, conveys and warrants to **David P. Belau and Tammy J. Belau as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The North 35 feet of Lot 18 and the South 25 feet of Lot 19 of Tonatee Homes, 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 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 **\$125,000.00**. (Here comply with requirements of ORS 93.030)

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Dated this 30 day of August, 2005.

Ellen K. Cornell / Phyllis Riggs Attorney in fact
Ellen K. Cornell

STATE OF Oregon)
County of ~~Klamath~~ Multnomah) ss.

This instrument was acknowledged before me on this 30 day of August, 2005
by **Ellen K. Cornell.**
By *Phyllis Riggs,*
Attorney in fact.

Michael James Petersen

Notary Public for Oregon

My commission expires: 10-19-07

