



After recording return to:
Mary Lou Walrath
10720 Vincent Dr.
Klamath Falls, OR. 97603

Until a change is requested all tax statements
shall be sent to the following address:
Mary Lou Walrath
10720 Vincent Dr.
Klamath Falls, OR. 97603

File No.: 7021-653984 (BS)
Date: August 24, 2005

THIS SPACE RESERVED FOR RECORDER'S USE

State Of Oregon, County Of Klamath

M05-63310

08/31/2005 03:44:56 PM

Of Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Theodore D. Pittman and Judith Pittman as tenants by the entirety, Grantor, conveys and warrants to **Mary Lou Walrath as her sole and separate property**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 16 in Block 2 Juniper Acres, 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 **\$40,500.00**. (Here comply with requirements of ORS 93.030)

26^F

APN: 274009

Statutory Warranty Deed
- continued

File No.: 7021-653984 (BS)

Date: 08/24/2005

Dated this 31 day of August, 2005.

Theodore D. Pittman
Theodore D. Pittman

Judith Pittman
Judith Pittman

STATE OF Oregon)
County of Klamath) ss.
)

This instrument was acknowledged before me on this 31 day of August, 2005
by **Theodore D. Pittman and Judith Pittman.**



Beverly Swafford
Notary Public for Oregon
My commission expires: May 19, 2008