

MTL-71316 KR



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Troy Whitton

PO Box 634

Chiloquin, OR 97624

Until a change is requested all
tax statements shall be sent to
The following address:

Troy Whitton

PO Box 634

Chiloquin, OR 97624

State Of Oregon, County Of Klamath

M05-63384

09/01/2005 02:59:52 PM

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Fee: \$21.00

Escrow No. MT71316-KR

Title No. 0071316

SWED

STATUTORY WARRANTY DEED

Rebecca J. Fentress, Grantor(s) hereby convey and warrant to **Troy Whitton and Theta Whitton, as tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lots 40 and 41, PONDEROSA PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-003AB-07800-000

Key No: 221165

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$70,000.00**.

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.

Dated this 31st day of August, 2005.

Rebecca J. Fentress
Rebecca J. Fentress

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 31, 2005 by Rebecca J. Fentress.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007



2/00