

M05-63758

Klamath County, Oregon

09/08/2005 10:17:28 AM

Pages 1 Fee: \$21.00

After Recording Return to:

MARTHA A. PIERCE

P.O. Box 236

Beatty, Or 97621

Until a change is requested all tax statements

Shall be sent to the following address:

MARTHA A. PIERCE

Same°

WARRANTY DEED

(INDIVIDUAL)

ATE 102089

ROSANNA D. FERGUSON WHO ACQUIRED TITLE AS ROSEANNA D. FERGUSON, herein called grantor, convey(s) to **MARTHA A. PIERCE**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 3, Block 71, FIFTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 010 MAP 3611-003DO TL 04100 KEY #342524

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$20,000.00**.

(here comply with the requirements of ORS 93.930)

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 **September 7, 2005**.


ROSANNA D. FERGUSON

STATE OF OREGON, County of **Klamath**) ss.

On September 07, 2005 personally appeared the above named **ROSANNA D. FERGUSON** and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00062039

Before me: M.A. Silveria
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal

