



After recording return to:  
Brooke D. Brosterhous  
10062 Westbrook Dr.  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Brooke D. Brosterhous  
10062 Westbrook Dr.  
Klamath Falls, OR 97603

File No.: 7021-658939 (SAC)  
Date: September 08, 2005

**M05-63944**

Klamath County, Oregon

09/09/2005 03:40:45 PM

Pages 2 Fee: \$26.00

## STATUTORY WARRANTY DEED

**Thomas J. Flanagan and Jessie E. Flanagan as tenants by the entirety**, Grantor, conveys and warrants to **Brooke D. Brosterhous and Brandon J. Allen, not as tenants in common, but with full rights survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Unit 10062 (Westbrook Drive), Supplemental Plat Tract 1379, Falcon Heights Condominium Stage 3, 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.

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