



After recording return to:  
Richard J. Stauffer and Sabrina L.  
Stauffer  
247 Broad Street  
Klamath Falls, OR 97601

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

Richard J. Stauffer and Sabrina L.  
Stauffer  
247 Broad Street  
Klamath Falls, OR 97601

File No.: 7021-651730 (SAC)

Date: August 18, 2005

**M05-64003**

Klamath County, Oregon

09/12/2005 12:09:19 PM

Pages 2 Fee: \$26.00

## **STATUTORY WARRANTY DEED**

**Dorothy M. Anderson**, Grantor, conveys and warrants to **Richard J. Stauffer and Sabrina L. Stauffer as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lots 22A and 23B in Block 3 of Railroad Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

1. Other: **Subject to a month-to month Rental Agreement between Gene Anderson and Dorothy Anderson as Lessor and Double R Construction as Lessee dated March 3, 1990.**
2. The **2005-2006** Taxes, a lien not yet payable.
3. 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.

*He*

APN: 414741

Statutory Warranty Deed  
- continued

File No.: 7021-651730 (SAC)  
Date: 08/18/2005

The true consideration for this conveyance is **\$60,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 8<sup>th</sup> day of September, 2005.

Dorothy M. Anderson  
Dorothy M. Anderson

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 8 day of September, 2005  
by **Dorothy M. Anderson**.

[Signature]

Notary Public for Oregon

My commission expires: 8/20

