



After recording return to:
Garrett T. Bolton and Amber L. Bolton
10228 Wright Avenue
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Garrett T. Bolton and Amber L. Bolton
10228 Wright Avenue
Klamath Falls, OR 97603

File No.: 7021-660351 (SAC)
Date: September 08, 2005

M05-64039

Klamath County, Oregon

09/12/2005 03:08:55 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Kelli Snider, in Fee Simple Estate, Grantor, conveys and warrants to **Garrett T. Bolton and Amber L. Bolton, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Unit 10228, (Wright Avenue), TRACT 1336 - FALCON HEIGHTS CONDOMINIUMS - STAGE 1, 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 **\$115,000.00**. (Here comply with requirements of ORS 93.030)

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APN: R883573

Statutory Warranty Deed
- continued


File No.: **7021-660351 (SAC)**
Date: **09/08/2005**

Dated this 9 day of Sept., 2005.

Kelli K. Spider
Kelli Spider

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 9 day of Sept., 2005
by **Kelli Snider**.

before me on this 9 day of Sept., 2005


Notary Public for Oregon

My commission expires: 8/20

