

M05-64220

Klamath County, Oregon

09/14/2005 11:51:56 AM

Pages 1 Fee: \$21.00

1st 670564

WARRANTY DEED -- STATUTORY FORM

ROY ARNOLD, Grantor,

conveys and warrants to

TERRY L. SHORT and JAMES D. STURDEVANT, not as tenants in common, but with the right of survivorship, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

LOT 3 BLOCK 2 OF SUN FOREST ESTATES, TRACT 1060, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNT, OREGON.

Tax Account No(s): 139120 885861

Map/Tax Lot No(s): 2310-36B-9500 M-236262

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$74,000.00 .

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 13 day of September, 2005.

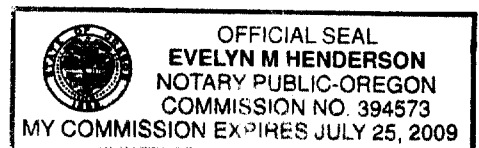
Roy Arnold
ROY ARNOLD

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on September 13, 2005 by ROY ARNOLD.

Evelyn M Henderson
(Notary Public for Oregon)

My commission expires 7:25 09



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:
TERRY L. SHORT AND JAMES D. STURDEVANT
PO BOX 2983
LA PINE, OR 97739

TITLE NO. 7029670564
ESCROW NO. 14-0081805

21F