



After recording return to:  
Jack Randazzo and Frances Randazzo  
2621 Sportsland Ct  
Chiloquin, OR. 97624

Until a change is requested all tax statements  
shall be sent to the following address:  
Jack Randazzo and Frances Randazzo  
8674 So. West Ave  
Fresno, Ca. 93706

File No.: 7021-664920 (BS)  
Date: August 31, 2005

**M05-64255**

Klamath County, Oregon

09/14/2005 03:28:13 PM

Pages 2 Fee: \$26.00

## **STATUTORY WARRANTY DEED**

**Garry G. Ruiter**, Grantor, conveys and warrants to **Jack Randazzo and Frances Randazzo, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 19 in Block 15, OREGON SHORES, 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 **\$10,000.00**. (Here comply with requirements of ORS 93.030)

*Handwritten initials*

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