

MTT-71540KR



**M05-64298**

Klamath County, Oregon

09/15/2005 10:38:34 AM

Pages 1 Fee: \$21.00

After recording return to:

John Garee

3020 Vale Road

Klamath Falls, OR 97603

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

John Garee

3020 Vale Road

Klamath Falls, OR 97603

Escrow No. MT71540-KR

Title No. 0071540

SWT

### STATUTORY WARRANTY DEED

**Lester Phillips**, Grantor(s) hereby convey and warrant to **John Garee and Jann Garee, as tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 17, Block 21, SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3613-006B0-04000-000

Key No: 361263

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$50,000.00**.

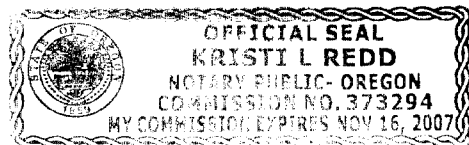
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

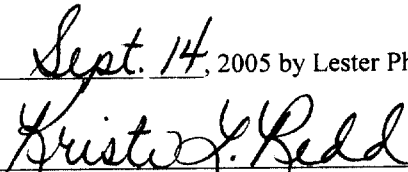
Dated this 14th day of September, 2005.

  
Lester Phillips

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Sept. 14, 2005 by Lester Phillips.



  
(Notary Public for Oregon)  
My commission expires 11/16/2007

2/10