

MT71132 MS



M05-64317

Klamath County, Oregon

09/15/2005 10:46:55 AM

Pages 1 Fee: \$21.00

After recording return to:

Mark Fredericksen

17050 SW Baker Street

Aloha, OR 97007

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

Mark Fredericksen

17050 SW Baker Street

Aloha, OR 97007

Escrow No. MT71132-MS

Title No. 0071132

SMD

STATUTORY WARRANTY DEED

Brent Thomas, Grantor(s) hereby convey and warrant to **Mark Fredericksen and Kathy Fredericksen, husband and wife and Mindy Fredericksen not as tenants in common, but with right of survivorship**, 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 26 in Block 305, DARROW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-033DD-02500-000

Key No: 633657

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 **\$96,300.00**.

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 Sept, 2005.

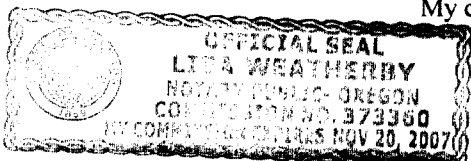
Brent Thomas
Brent Thomas

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 13, 2005 by Brent Thomas.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/07



2/100