



After recording return to:
Brian J. Waldron and Christina L.
Waldron
3219 Naoma Street
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Brian J. Waldron and Christina L.
Waldron
3219 Naoma Street
Klamath Falls, OR 97603
File No.: 7021-652036 (DMC)
Date: September 13, 2005

M05-64322

Klamath County, Oregon

09/15/2005 12:20:21 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Teena M. Hanson, Grantor, conveys and warrants to **Brian J. Waldron and Christina L. Waldron as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 5 Block 4, Tract 1063, Third Addition to Valley View, 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 **\$187,700.00**. (Here comply with requirements of ORS 93.030)

26F

APN: 560832

Statutory Warranty Deed
- continued

File No.: 7021-652036 (DMC)
Date: 09/13/2005

Dated this 14 day of September, 2005.

Teena M. Hanson
Teena M. Hanson

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 14 day of September 2005
by **Teena M. Hanson**.



Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2005