



After recording return to:
Ruthetta Johns
721 Hill Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Ruthetta Johns
721 Hill Street
Klamath Falls, OR 97601

File No.: 7021-668391 (BS)
Date: September 16, 2005

M05-64851

Klamath County, Oregon

09/22/2005 11:56:16 AM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

John A. Hunt-Kelly and Shawna R. Hunt-Kelly as tenants by the entirety, Grantor, conveys and warrants to **Ruthetta Johns as her sole and separate property**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Parcel 1: Lot 15 in Block 41, Buena Vista Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2: Lot 16 in Block 41, Buena Vista Addition, According to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the West 13 feet of said Lot.

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.

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The true consideration for this conveyance is **\$124,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 21 day of September, 2005.

John A. Hunt-Kelly
John A. Hunt-Kelly

Shawna R. Hunt-Kelly by
Shawna R. Hunt-Kelly
John A. Hunt-Kelly as Attorney in Fact

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 21 day of September, 2005
by **John A. Hunt-Kelly and Shawna R. Hunt-Kelly.**

Beverly Swafford
Beverly Swafford
Notary Public for Oregon
My commission expires: May 19, 2008

