



After recording return to:

Michael Karrer

PO Box 7758

Klamath Falls, OR 97602

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

Michael Karrer

Same

File No.: 7021-671693 (SAC)

Date: September 14, 2005

M05-64852

Klamath County, Oregon

09/22/2005 11:56:37 AM

Pages 3 Fee: \$31.00

STATUTORY WARRANTY DEED

Karen Oxley and Gary J. Katz, Grantor, conveys and warrants to **Michael Karrer and Donna McAlister, not as tenants in common, but with full rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 18 and 19 of Block 31 in Tract 1184-Oregon Shores-Unit 2-1st Addition, 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. **Subject to the following restrictions: One lot can not be sold individually, both lots must be sold together.**
2. The **2005-2006** Taxes, a lien not yet payable.
3. 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.

31F

The true consideration for this conveyance is **\$15,500.00**. (Here comply with requirements of ORS 93.030)

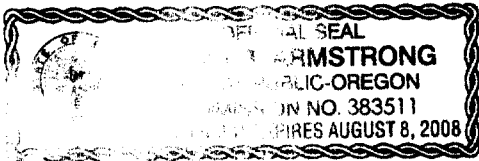
Dated this 21 day of September, 20 05.

Karen Oxley
Karen Oxley

Gary J. Katz
Gary J. Katz

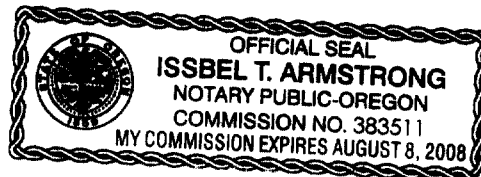
STATE OF Oregon)
County of Clackamas)ss.

This instrument was acknowledged before me on this 21 day of September, 20 05
by **Karen Oxley and Gary J. Katz.**



[Signature]
Notary Public for Oregon

My commission expires: 8-08-08



ALL-PURPOSE ACKNOWLEDGEMENT

State of California

County of

Los Angeles

} SS.

On September 19, 2005 before me,

(DATE)

C. Burts

(NOTARY)

personally appeared

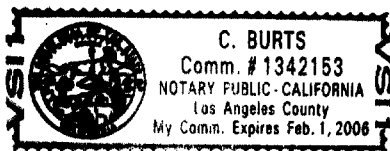
Gary J. Katz

SIGNER(S)

☒ personally known to me

- OR -

☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

C. Burts

NOTARY'S SIGNATURE

OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgement to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☒ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

OTHER

RIGHT THUMBPRINT
OF
SIGNER

Top of thumbprint here