



mtc - 71154 st

**M05-64883**

Klamath County, Oregon

09/22/2005 02:34:47 PM

Pages 1 Fee: \$21.00

After recording return to:

JAMES BEST

28105 SE HOLST

BORING, OR 97009

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

JAMES BEST

28105 SE HOLST

BORING, OR 97009

Escrow No. MT71154-SH

Title No. 0071154

\$W11

### STATUTORY WARRANTY DEED

**JACK J. DUVO and MARIANNE J. DUVO, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **JAMES BEST**, 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 2 in Block 8 of ELDORADO 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: 3809-020DC-01000-000

Key No: 171922

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 **\$179,000.00**.

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.

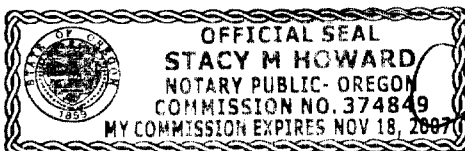
Dated this 21 day of Sept, 2005

Jack J. Duvo  
JACK J. DUVO

Marianne J. Duvo  
MARIANNE J. DUVO

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Sept 21, 2005 by JACK J. DUVO and MARIANNE J. DUVO.



Stacy M. Howard  
(Notary Public for Oregon)

My commission expires 11/18/2007

2/00