



After recording return to:  
Timothy Gray and Jami Gray  
22022 East Highway 140  
Dairy, OR 97625

Until a change is requested all tax statements  
shall be sent to the following address:  
Timothy Gray and Jami Gray  
22022 East Highway 140  
Dairy, OR 97625

File No.: 7021-648986 (BS)  
Date: September 21, 2005

**M05-65232**

Klamath County, Oregon

09/27/2005 03:44:57 PM

Pages 3 Fee: \$31.00

## **STATUTORY WARRANTY DEED**

**Michale J. Mabou and Kristi Ann Mabou as tenants by the entirety**, Grantor, conveys and warrants to **Timothy Gray and Jami Gray, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**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 **\$190,500.00**. (Here comply with requirements of ORS 93.030)

31F

APN: 485335

Statutory Warranty Deed  
- continued

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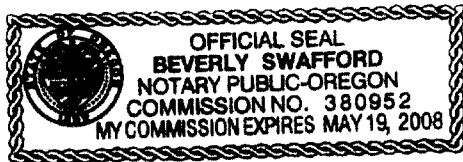
Dated this 22 day of September, 2005.

Michale Mabou  
Michale J. Mabou

Kristi Ann Mabou  
Kristi Ann Mabou

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 22 day of September, 2005  
by **Michale J. Mabou and Kristi Ann Mabou.**



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

**Exhibit "A"**

Real property in the County of Klamath, State of Oregon, described as follows:

A tract of land situate in the SW ¼ NW ¼ of Section 34, Township 38 south, Range 11 ½ East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a point where the most Westerly boundary line of that tract of land described in a deed recorded in book 66 at page 552, Deed Records of Klamath County, Oregon, intersects the Southerly right of way line of State Highway No 140 as the same now exists; thence Southwesterly along said right of way line 520.0 feet more or less to the centerline of a prominent dry gulch; thence leaving said right of way line and following the centerline of said dry gulch the following courses and distances; South 42° East 115.0 feet, North 89° East 295.0 feet, South 71°30' East 84.0 feet to the most Southwesterly corner of that tract of land described in deed recorded in Book 66 at page 552, Deed Records of Klamath County, Oregon; thence leaving said dry gulch and running along the Westerly boundary of the tract of land last mentioned North 365.0 feet more or less to the point of beginning.

Tax Parcel Number: 485335