



After recording return to:
Jeffrey H. Sanders and Rochelle
Sanders
9307 Ben Kerns Road
Klamath Falls, OR 97601

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

Jeffrey H. Sanders and Rochelle
Sanders
9307 Ben Kerns Road
Klamath Falls, OR 97601

File No.: 7021-682347 (SAC)
Date: September 27, 2005

M05-65408

Klamath County, Oregon

09/29/2005 03:32:52 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Leslie A. Cleveland, Grantor, conveys and warrants to **Jeffrey H. Sanders and Rochelle Sanders as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 6 and 7 in Block 19, Second Addition to Klamath River Acres, 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 **\$170,000.00**. (Here comply with requirements of ORS 93.030)

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APN: 499035

Statutory Warranty Deed
- continued

File No.: 7021-682347 (SAC)
Date: 09/27/2005

Dated this 21 day of Sept., 2005.

Leslie A. Cleveland
Leslie A. Cleveland

STATE OF Oregon)

County of Klamath) ss.

This instrument was acknowledged before me on this 21 day of Sept., 2005
by **Leslie A. Cleveland.**

Stacy Collins
Notary Public for Oregon

My commission expires: 8/2007

