



After recording return to:  
Brian Hansen and Carolyn Hansen  
4937 Weyerhaeuser Road  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Brian Hansen and Carolyn Hansen  
4937 Weyerhaeuser Road  
Klamath Falls, OR 97601

File No.: 7021-643231 (BS)  
Date: August 29, 2005

**M05-65770**

Klamath County, Oregon

10/04/2005 12:17:58 PM

Pages 2 Fee: \$26.00

## **STATUTORY WARRANTY DEED**

**Orlynn Butler, an unmarried man as his sole and separate property**, Grantor, conveys and warrants to **Brian Hansen and Carolyn Hansen, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**The East 100 feet of Lot 2 Block 27 West Klamath, 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 **\$91,500.00**. (Here comply with requirements of ORS 93.030)

20F

APN: 496154

Statutory Warranty Deed  
- continued

File No.: 7021-643231 (BS)  
Date: 08/29/2005

Dated this 3 day of October, 2005.

Orlynn Butler  
Orlynn Butler

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 3 day of October, 2005  
by **Orlynn Butler**.

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

