



After recording return to:
Jerrold B. Johnson
4709 Summers Lane
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Jerrold B. Johnson
4709 Summers Lane
Klamath Falls, OR 97603

File No.: 7021-674761 (DMC)
Date: September 28, 2005

M05-65814

Klamath County, Oregon

10/04/2005 03:50:00 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Manuel L. Collins and Gregory M. Collins as tenants in common, Grantor, conveys and warrants to **Jerrold B. Johnson**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 4 of Villa St. Clair, 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 **\$73,000.00**. (Here comply with requirements of ORS 93.030)

205

APN: 571866

Statutory Warranty Deed
- continued

File No.: 7021-674761 (DMC)
Date: 09/28/2005

Dated this 30th day of September, 2005.

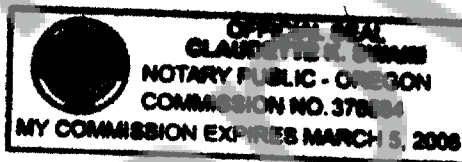
Gregory M. Collins
Gregory M. Collins

Manuel L. Collins
Manuel L. Collins

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 30th day of September, 2005
by **Manuel L. Collins and Gregory M. Collins.**

Claudette K. Swain
Notary Public for Oregon
My commission expires: March 5th 2008



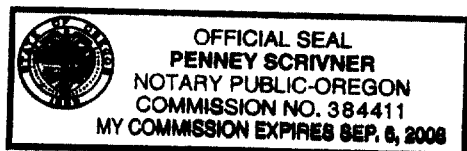
STATE OF OREGON,

County of Klamath } ss.

On October 3, 2005, before me personally appeared Manuel L. Collins
DATE

whose identity was established to my satisfaction, and who executed the foregoing instrument, acknowledging to me that the same was executed freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the date first written above.



Penney Scrivner
Notary Public for Oregon
My commission expires 9-6-2008

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.