



After recording return to:
Theodore Pittman and Maria Pittman
PO Box 1244
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Theodore Pittman and Maria Pittman
PO Box 1244
Klamath Falls, OR 97601

File No.: 7021-678454 (DMC)
Date: September 28, 2005

M05-65864

Klamath County, Oregon

10/05/2005 12:02:23 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Carol A. Lauman, who acquired title as Carol Richards, Grantor, conveys and warrants to **Theodore Pittman and Maria Pittman as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 3 in Block 45 of First Addition to Klamath Forest Estates, 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 **\$4,500.00**. (Here comply with requirements of ORS 93.030)

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Dated this 29 day of September, 2005.

Carol A. Lauman
Carol A. Lauman

STATE OF Oregon)
)ss.
County of)

This instrument was acknowledged before me on this 29 day of Sept, 2005
by **Carol A. Lauman**.

Judy A. Doud
Notary Public for Oregon
My commission expires: Aug. 17, 2007

