

ATC 71627-SH



**M05-66228**

Klamath County, Oregon

10/11/2005 03:17:00 PM

Pages 1 Fee: \$21.00

After recording return to:

Susan D. Snell

5206 BRYANT AVE

Klamath Falls, OR 97603

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

Susan D. Snell

5206 BRYANT AVE

Klamath Falls, OR 97603

Escrow No. MT71627-SH

Title No. 0071627

END

### STATUTORY WARRANTY DEED

**Marianna Garcelon**, Grantor(s) hereby convey and warrant to **Susan D. Snell**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 40, YALTA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-002AB-08300-000

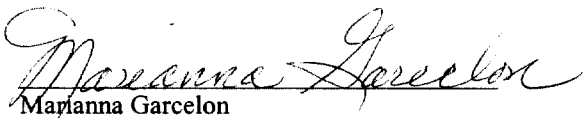
Key No: 512083

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$113,000.00**.

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.

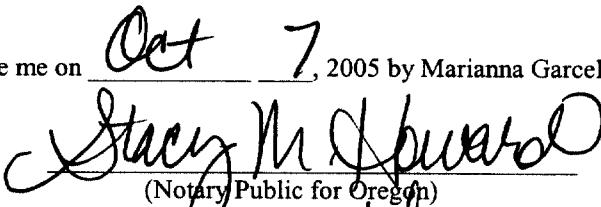
Dated this 7 day of October, 05.

  
Marianna Garcelon

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Oct 7, 2005 by Marianna Garcelon.



  
(Notary Public for Oregon)

My commission expires 11/18/2007