

MT7-71769 MS



M05-66611

Klamath County, Oregon

10/14/2005 02:38:15 PM

Pages 1 Fee: \$21.00

After recording return to:

Roarke E. Ponce

7207 Boyd Court

Klamath Falls, OR 97601

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

Roarke E. Ponce

7207 Boyd Court

Klamath Falls, OR 97601

Escrow No. MT71769-MS

Title No. 0071769

SND

STATUTORY WARRANTY DEED

Frank H. Wallace and Peggy L. Wallace, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Roarke E. Ponce and Valerie A. Ponce, as tenants by the entirety**, 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 11 in Block 1 of TRACT NO. 1085, COUNTRY GREEN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-013AA-02200-000

Key No: 567997

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 **\$84,900.00**.

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 14th day of Oct 2005

Frank H. Wallace
Frank H. Wallace

Peggy L. Wallace
Peggy L. Wallace

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 10-14-, 2005 by Frank H. Wallace and Peggy L. Wallace.



Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09

2/10