## MTC-713768H



M05-66623

Klamath County, Oregon 10/14/2005 02:51:46 PM Pages 1 Fee: \$21.00

After recording return to:
Chris D. Harder
5710 Glenridge Way
Klamath Falls, OR 97603
Until a change is requested all tax statements shall be sent to The following address:
Chris D. Harder
5710 Glenridge Way
Klamath Falls, OR 97603
Escrow No. MT71376-SH

0071376

Title No.

## STATUTORY WARRANTY DEED

Brock Higdon, Grantor(s) hereby convey and warrant to Chris D. Harder and Nancy A. Harder, 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 87 of 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-00700-000 Key No: 512555

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 \$154,000.00.

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 10 day of Oct 2005

Best Higdon

State of Oregon County of KLAMATH

OFFICIAL SEAL
STACY M HOWARD
NOTARY PUBLIC- OREGON
COMMISSION NO. 374849
NY COMMISSION EXPIRES NOV 18, 2007

(Notaty Public for Oregon)

My commission expires ////8 200

9/b