

MT71376SH



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

Title No. 0071376

SWT

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

Brock Higdon

Brock Higdon

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Oct 10, 2005 by Brock Higdon.



Stacy M. Howard
(Notary Public for Oregon)

My commission expires 11/18/2007

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