

MTZ-71958 KR



**M05-66819**

Klamath County, Oregon

10/18/2005 02:56:28 PM

Pages 1 Fee: \$21.00

After recording return to:

Karen Lynch

3102 Front Street

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Karen Lynch

3102 Front Street

Klamath Falls, OR 97601

Escrow No. MT71958-KR

Title No. 0071958

SM 1

### STATUTORY WARRANTY DEED

**Thomas L. Rose, who also appears of record as Thomas S. Rose**, Grantor(s) hereby convey and warrant to **Karen Lynch and Mark Wendt, 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:

Lots 7 and 8 in Block 9 of HILLSIDE ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-029AA-02800-000

Key No: 186863

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 **\$219,000.00**.

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 17 day of October, 2005

Thomas L. Rose  
~~XXXXXXXXXX~~ Thomas L. Rose

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on October 17, 2005 by ~~Thomas S. Rose~~ Thomas L. Rose.



Cherice F. Treasure  
(Notary Public for Oregon)

My commission expires 6/17/2008

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