



M05-66920

Klamath County, Oregon

10/19/2005 03:00:57 PM

Pages 1 Fee: \$21.00

After recording return to:

Jesse J. Talbott

3944 Kelley Drive

Klamath Falls, OR 97603

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

Jesse J. Talbott

3944 Kelley Drive

Klamath Falls, OR 97603

Escrow No. MT71806-MS

Title No. 0071806

AMT

STATUTORY WARRANTY DEED

Ronald S. Hicks and Dawn L. Hicks, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Jesse J. Talbott**, 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 20 in Block 30 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-028BC-14100-000

Key No: 216796

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 **\$172,000.00**.

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

Ronald S. Hicks
Ronald S. Hicks

Dawn L. Hicks
Dawn L. Hicks

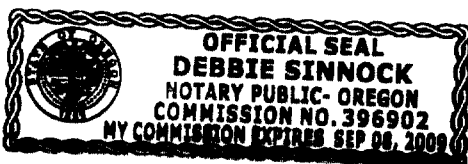
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 10-17, 2005 by Ronald S. Hicks and Dawn L. Hicks.

Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09



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