

M05-67056

Klamath County, Oregon

10/20/2005 03:25:21 PM

Pages 2 Fee: \$26.00

After Recording Return to:

JAMES J. GALLAGHER and CYNTHIA GALLAGHER

P.O. Box 359
Chiloquin Or 97624

Until a change is requested all tax statements

Shall be sent to the following address:

JAMES J. GALLAGHER and CYNTHIA GALLAGHER

Same as above

executed and recorded in county part*

WARRANTY DEED

(INDIVIDUAL)

ATE-62424 MS

JANET PATRICIA WINTERS and JAMES RICHARD WINTERS, herein called grantor, convey(s) to **JAMES J. GALLAGHER and CYNTHIA GALLAGHER**, husband and wife, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 5, Block 29, Tract No. 1081, FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 021 MAP 4008-006BC TL 01200 KEY #622936

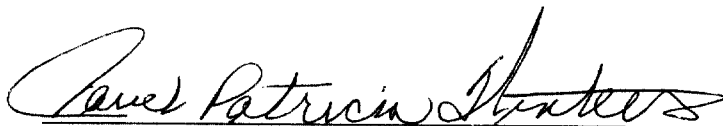
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$158,000.00**.
(here comply with the requirements of ORS 93.930)

cg
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 **October 17, 2005**.


JANET PATRICIA WINTERS

JAMES RICHARD WINTERS

STATE OF OREGON, County of **Klamath**) ss.

On October 18, 2005 personally appeared the above named **JANET PATRICIA WINTERS** and **JAMES RICHARD WINTERS** and acknowledged the foregoing instrument to be her voluntary act and deed.

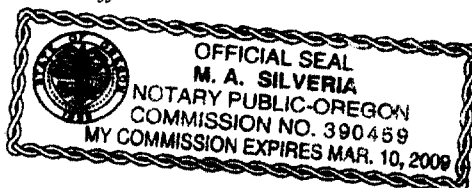
This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00062424

Before me: M. A. Silveria
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal



26-A

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(INDIVIDUAL)

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Dated **October 17, 2005**.

JANET PATRICIA WINTERS

Janet R. Winters

JAMES RICHARD WINTERS

California *San Diego*
STATE OF ~~OREGON~~ County of ~~Klamath~~ ss.

On Oct. 18, 2005 personally appeared the above named ~~JANET PATRICIA WINTERS~~ *and* **JAMES RICHARD WINTERS** and acknowledged the foregoing instrument to be ~~his~~ *our* voluntary act and deed.

This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00062424

Before me: *Carla Riggs*

Notary Public for ~~Oregon~~ *CA*

My commission expires: *April 1, 2007*

Official Seal

