

MT7-71585 TM



M05-67141

Klamath County, Oregon

10/21/2005 02:58:24 PM

Pages 1 Fee: \$21.00

After recording return to:

ANNIE LEDGERWOOD

1895 ARLINGTON

KLAMATH FALLS, OR 97601

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

ANNIE LEDGERWOOD

1895 ARLINGTON

KLAMATH FALLS, OR 97601

Escrow No. MT71585-TM

Title No. 0071585

SW 11

STATUTORY WARRANTY DEED

SARAH B. PENDERGRAFT, Grantor(s) hereby convey and warrant to **ANN E. LEDGERWOOD**, 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 14 in Block 17, TRACT 1176, being a re-subdivision of Block 17 of BUENA VISTA 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: 3809-019DC-02000-000

Key No: 438119

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 **\$150,000.00**.

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 20th day of October, 2005.


SARAH B. PENDERGRAFT

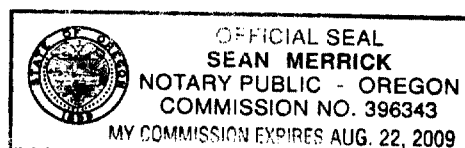
State of Oregon

County of ~~KLAMATH~~
Yamhill

This instrument was acknowledged before me on October 20th, 2005 by SARAH B. PENDERGRAFT.


(Notary Public for Oregon)

My commission expires Aug 22, 2009



9/10