



After recording return to:
Tim Marical
1436 Sargent Avenue
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Tim Marical
1436 Sargent Avenue
Klamath Falls, OR 97601

File No.: 7021-644347 (SAC)
Date: October 10, 2005

M05-67247

Klamath County, Oregon

10/24/2005 11:47:00 AM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Zane Mathis and Stacey Mathis as tenants in common, Grantor, conveys and warrants to **Tim Marical**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 2 and 3 in Block 4 of Fairview 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.

This property is free from liens and encumbrances, EXCEPT:

1. The **2005-2006** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$140,000.00**. (Here comply with requirements of ORS 93.030)

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APN: 302354

Statutory Warranty Deed
- continued

File No.: 7021-644347 (SAC)
Date: 10/10/2005

Dated this 10 day of October, 2005

Zane Mathis
Zane Mathis

Stacey Mathis
Stacey Mathis

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this

10 day of October, 2005

by **Zane Mathis and Stacey Mathis.**

[Signature]

Notary Public for Oregon
My commission expires: 8/2/07

