

M05-67417

Klamath County, Oregon

10/25/2005 11:59:38 AM

Pages 1 Fee: \$21.00

1st 675054
WARRANTY DEED -- STATUTORY FORM

LAWRENCE DELMAR BLOSSER, III and DEBBIE BLOSSER, as tenants by the entirety, Grantor,

conveys and warrants to

ROBERT J. WIRTJES and SANDRA B. WIRTJES, husband and wife, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

3
LOT & BLOCK 12, TRACT 1042, TWO RIVERS NORTH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Tax Account No(s): 163575 77615

Map/Tax Lot No(s): 2607-001B0-11500-000 M-722560

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$53,000.00 .

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 13 day of October, 2005.

[Signature]
LAWRENCE DELMAR BLOSSER, III

[Signature]
DEBBIE BLOSSER

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on October 13 2005 by LAWRENCE DELMAR BLOSSER III and DEBBIE BLOSSER.

[Signature]
(Notary Public for Oregon)

My commission expires 5/25/08

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:
ROBERT J. AND SANDRA B. WIRTJES
85193 MARRIOTT LANE
PLEASANT HILL, OR 97455

TITLE NO. 7029675054
ESCROW NO. 14-0084505



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