



After recording return to:  
Frank L. Williams and Lyndon P.  
Sawyer  
337 NE Cooper Lane  
Grants Pass, OR 97526

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

Frank L. Williams and Lyndon P.  
Sawyer  
337 NE Cooper Lane  
Grants Pass, OR 97526

File No.: 7021-625348 (DMC)  
Date: October 13, 2005

**M05-67504**

Klamath County, Oregon

10/26/2005 11:38:49 AM

Pages 2 Fee: \$26.00

## **STATUTORY WARRANTY DEED**

**Timothy A. Clay and Laura S. Clay as tenants in common, Grantor, conveys and warrants to Frank L. Williams and Lyndon P. Sawyer not as tenants in common, but with rights of survivorship, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**Lots 4 and 5 in Block 4 of First 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. 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 **\$305,000.00**. (Here comply with requirements of ORS 93.030)

26<sup>F</sup>

File No.: **7021-625348 (DMC)**  
Date: **10/13/2005**