



After recording return to:

Mr. and Mrs. William Gardner

cl 7907 Big Buck Lane
Klamath Falls, OR 97601

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

William Gardner and Ruth Gardner
Address as shown above.

File No.: 7021-692090 (MTA)

Date: October 17, 2005

M05-67508

Klamath County, Oregon

10/26/2005 11:41:02 AM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

VICTORIA PROPERTIES, INC., an Oregon Corporation, Grantor, conveys and warrants to **WILLIAM GARDNER and RUTH GARDNER, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 46, Tract 1428, 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 **\$239,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 20th day of October, 2005.

26^E

APN: 890855

Statutory Warranty Deed
- continued

File No.: 7021-692090 (MTA)
Date: 10/17/2005

Victoria Properties, Inc., an Oregon
Corporation

Victoria Lewellyn

By: Victoria Lewellyn, President

STATE OF Oregon)
County of Jackson)ss.

This instrument was acknowledged before me on this 20th day of October, 2005
by Victoria Lewellyn as President of Victoria Properties, Inc., on behalf of the Corporation.

Sandra D. Gordon

Notary Public for Oregon

My commission expires: 12/03/06

