



After recording return to:
Lawrence Payne
2335 James Martin Court
Klamath Falls, OR 97601

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

Lawrence Payne
2335 James Martin Court
Klamath Falls, OR 97601

File No.: 7021-666773 (SAC)
Date: October 17, 2005

M05-67543

Klamath County, Oregon

10/26/2005 03:44:21 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

David E. Hymas and Ann M. Hymas as tenants by the entirety, Grantor, conveys and warrants to **Lawrence Payne, a single man**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 5 of Old Fort Estates-Tract 1327, 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 **\$263,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 20 day of October, 2005.

20F

APN: 884734

Statutory Warranty Deed
- continued

File No.: 7021-666773 (SAC)
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David E. Hymas
David E. Hymas

Ann M. Hymas
Ann M. Hymas

STATE OF Oregon)
County of Clatsop)ss.
~~Klamath~~

This instrument was acknowledged before me on this 20th day of October, 2005
by **David E. Hymas and Ann M. Hymas.**

Marialana Le Clair



Notary Public for Oregon
My commission expires: 7-9-2007