



After recording return to:
Neil F. Larkins and Jenifer R. Larkins
333 Jefferson Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Neil F. Larkins and Jenifer R. Larkins
333 Jefferson Street
Klamath Falls, OR 97601

File No.: 7021-685089 (MTA)
Date: October 27, 2005

M05-67933

Klamath County, Oregon

10/31/2005 03:41:40 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Brandon Foster, Grantor, conveys and warrants to **Neil F. Larkins and Jenifer R. Larkins, husband and wife, as to an undivided 1/2 interest and Robert W. Akers and Arlene A. Akers, husband and wife, as to an undivided 1/2 interest**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 10 in Block 41 of First Addition to the City of Klamath Falls, Oregon, 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 **\$155,000.00**. (Here comply with requirements of ORS 93.030)


Dated this 28 day of Oct, 2005.

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APN: 411325

Statutory Warranty Deed
- continued

File No.: 7021-685089 (MTA)
Date: 10/27/2005


Brandon Foster

STATE OF Oregon)
)ss.
County of Klamath)

County of Klamath)
This instrument was acknowledged before me on this 28 day of Oct, 2005
by **Brandon Foster**.

Christine Smith

Notary Public for Oregon
My commission expires: 4.22-08

