



After recording return to:
Cynthia Lynn
16812 Ponderosa Lane
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Cynthia Lynn
16812 Ponderosa Lane
Klamath Falls, OR 97601

File No.: 7021-702067 (DMC)
Date: November 01, 2005

M05-68614

Klamath County, Oregon

11/08/2005 03:36:20 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Roger D. Ellis and Tonya Y. Ellis as tenants in common, Grantor, conveys and warrants to **Cynthia Lynn**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 10 Block 15 First Addition to Klamath River Acres, 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 **\$325,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 4 day of November, 2005.

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APN: 487440

Statutory Warranty Deed
- continued

File No.: 7021-702067 (DMC)
Date: 11/01/2005

Roger D. Ellis
Roger D. Ellis

Tonya Y. Ellis
Tonya Y. Ellis

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this

day of

4 November, 2005

by **Roger D. Ellis and Tonya Y. Ellis.**



[Signature]
Notary Public for Oregon

My commission expires:

11/7/05