

mtc-67462sm



M05-68837

Klamath County, Oregon

11/10/2005 02:35:13 PM

Pages 1 Fee: \$21.00

After recording return to:

MICHAEL KROUSE

1764 IVORY STREET

KLAMATH FALLS, OR 97603

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

MICHAEL KROUSE

1764 IVORY STREET

KLAMATH FALLS, OR 97603

Escrow No. MT67462-SM

Title No. 0067462

SWI

STATUTORY WARRANTY DEED

FRED WALLACE and PATRICIA WALLACE, as tenants by the entirety, Grantor(s) hereby convey and warrant to **MICHAEL KROUSE**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

The South 100 feet of TRACT 60, PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-002BA-04600-000

Key No: 514811

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$55,000.00**.

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.

Dated this 7 day of Nov, 05.

Fred Wallace
FRED WALLACE

Patricia Wallace
PATRICIA WALLACE

State of California
County of Riverside

This instrument was acknowledged before me on Nov. 7, 2005 by FRED WALLACE and PATRICIA WALLACE.

J. Fregoso
(Notary Public)

My commission expires 02/24/08



2/0