

M05-68878

Klamath County, Oregon

11/10/2005 03:54:44 PM

Pages 1 Fee: \$21.00

1st 700472

— Space above for Recorder's use only—

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Michael S Varner, Grantor, for and in consideration of the sum of Thirty Thousand and 00/100 Dollars to it paid by the grantees herein, do hereby grant, bargain, sell and convey unto Kim Russell and Katharine J Russell, husband and wife, Grantees, the following tract of land more particularly described as follows:

Lot 22 in Block 1 of Tract 1098-Split Rail Ranchos, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TO HAVE AND TO HOLD the granted premises unto the said Grantees, their heirs and assigns forever.

And the Grantor does covenant that it is lawfully seized in fee simple of the above granted premises free from all encumbrances **EXCEPT**,

1. Agreements, covenants, conditions, easements, reservations & restrictions of record, if any.

And that it will, its heirs, executors and administrators shall Warrant and forever defend the granted premises, against the lawful claims and demands of all persons, except as above stated.

WITNESS my Hand and Seal this 9th day of November, 2005.

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.

Michael S Varner
Michael S Varner

STATE OF OREGON
COUNTY OF DESCHUTES

Before me: on this 9 day of November, 2005, personally appeared the above named Michael S Varner and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

Until a change is requested all tax statements
Should be sent to the following address:
Kim Russell and Katharine J Russell
PO Box 2505
La Pine, OR 97739

After Recording Please Return to:

Kim Russell and Katharine J Russell
PO Box 2505
La Pine, OR 97739

[Signature]
Notary Public for the State of Oregon
My Commission Expires: 10-10-09
Escrow # 402174

