

MTL-72201 MS



M05-69231

Klamath County, Oregon

11/16/2005 03:13:52 PM

Pages 1 Fee: \$21.00

After recording return to:

Toby M. Munroe

1796 Thomas Rd.

Medford, OR 97501

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

Toby M. Munroe

1796 Thomas Rd.

Medford, OR 97501

Escrow No. MT72201-MS

Title No. 0072201

SWD

STATUTORY WARRANTY DEED

Steve L. Baptiste and Darcie E. Baptiste, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Toby M. Munroe and Alisha N. Munroe, as tenants by the entirety**, 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:

Lot 474, Block 114, MILLS ADDITION to the City of Klamath Falls,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

Tax Account No: 3809-033AC-08500-000

Key No: 480535

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 **\$65,000.00**.

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 12 day of November, 2005

Steve L. Baptiste
Steve L. Baptiste

Darcie E. Baptiste
Darcie E. Baptiste

State of Oregon

County of Marion

This instrument was acknowledged before me on November 12 2005 by Steve L. Baptiste and Darcie E. Baptiste.



Julian Turner
(Notary Public for Oregon)

My commission expires March 31 2008

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