



After recording return to:
First American Title
305A Shafer Lane
Jacksonville, OR 97530

Until a change is requested all tax statements
shall be sent to the following address:
Madonna M. Russell

2173 MADISON
KLAMATH FALLS OR
97603

File No.: 7163-707272 (JKS)
Date: November 14, 2005

M05-69445

Klamath County, Oregon

11/18/2005 03:06:11 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Dennis Clark and Diane Clark, Grantor, conveys and warrants to **Madonna M. Russell**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Parcel 2 of Land Partition No. 48-98 in the SW 1/4 NW 1/4 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, 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 **\$103,000.00**. (Here comply with requirements of ORS 93.030)

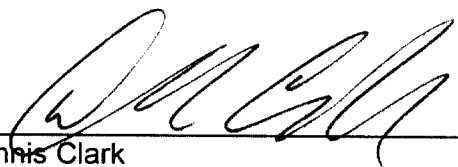
Dated this 16th day of November, 2005.

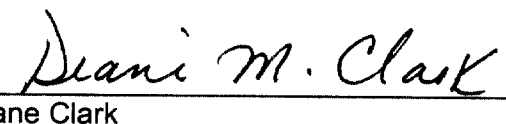
26^F

APN: 885481

Statutory Warranty Deed
- continued

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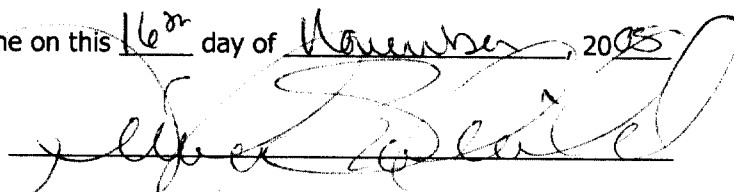

Dennis Clark


Diane Clark

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 16th day of November, 2005
by **Dennis Clark and Diane Clark.**




Notary Public for Oregon
My commission expires: 7-25-08