

M05-70020

Klamath County, Oregon

11/29/2005 03:29:33 PM

Pages 1 Fee: \$21.00

After Recording Return to:
STEPHEN M. SZEPESEI
737 DANIELS STREET
WOODLAND, CA. 95695

Until a change is requested all tax statements
Shall be sent to the following address:

STEPHEN M. SZEPESEI
737 DANIELS STREET
WOODLAND, CA. 95695

WARRANTY DEED

(INDIVIDUAL)

ATE-62625 5#

GORDON A. BIRMINGHAM, herein called grantor, convey(s) to **STEPHEN M. SZEPESEI** and **SHARI ANN SZEPESEI**, tenants by the entirety, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 4, Block 1, Tract No. 1114, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 008 MAP 3610-02200 TL 01300 KEY #335587

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$7,500.00**.
(here comply with the requirements of ORS 93.930)

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 **NOVEMBER 23**, 2005.



GORDON A. BIRMINGHAM

STATE OF California, County of Yolo) ss.

NOVEMBER 23, 2005 personally appeared the above named **GORDON A. BIRMINGHAM** and acknowledged the foregoing instrument to be **HIS** voluntary act and deed.

This document is filed at the request of:

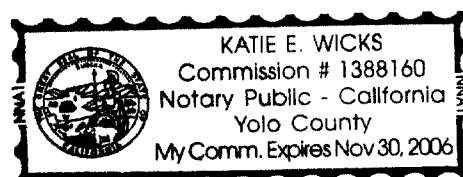


525 Main Street
Klamath Falls, OR 97601
Order No.: 00062625

Before me: 

Notary Public for California, Yolo County
My commission expires: Nov 30, 2006

Official Seal



#21-A