

MTL-72357KR



**M05-70082**

Klamath County, Oregon

11/30/2005 10:30:55 AM

Pages 1 Fee: \$21.00

After recording return to:

Michael E. Ferguson

10232 33rd Ave SE

Everett, WA 98208

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

Michael E. Ferguson

10232 33rd Ave SE

Everett, WA 98208

Escrow No. MT72357-KR

Title No. 0072357

SALE

### STATUTORY WARRANTY DEED

**DEBRA A. FRANCISCO**, Grantor(s) hereby convey and warrant to **Michael E. Ferguson and Karen E. Ferguson, 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 90 of MERRYMAN'S REPLAT of vacated portion of OLD ORCHARD MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Tax Account No: 3809-034CB-00500-000

Key No: 443425

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 **\$160,000.00**.

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 29<sup>th</sup> day of November, 2005

Debra A Francisco  
DEBRA A. FRANCISCO

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Nov. 29, 2005 by DEBRA A. FRANCISCO.

Kristi L Redd  
(Notary Public for Oregon)

My commission expires 11/16/2007



21.00