



After recording return to:  
Mark A. Garner and Astrid E. Garner  
1347 Montreal Ln  
Sebastopol CA  
95472

Until a change is requested all tax statements  
shall be sent to the following address:  
Mark A. Garner and Astrid E. Garner  
Address shown above.

File No.: 7021-703179 (MTA)  
Date: November 22, 2005

**M05-70143**

Klamath County, Oregon

11/30/2005 03:43:07 PM

Pages 2 Fee: \$26.00

## STATUTORY WARRANTY DEED

**BILL M. WINCHELL and DORA J. WINCHELL, husband and wife**, Grantor, conveys and warrants to **MARK A. GARNER and ASTRID E. GARNER, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 2, EXCEPTING THEREFROM the Easterly 20 feet thereof and Lot 3 EXCEPTING therefrom the Westerly 15 feet thereof in Block 309 of Darrow 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.**

**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 **\$142,500.00**. (Here comply with requirements of ORS 93.030)

*24<sup>th</sup>*

APN: 634326

Statutory Warranty Deed  
- continued

File No.: **7021-703179 (MTA)**  
Date: **11/22/2005**

Dated this 28<sup>th</sup> day of November, 2005.

Bill M. Winchell  
Bill M. Winchell

Dora J. Winchell  
Dora J. Winchell

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 28<sup>th</sup> day of November, 2005  
by **Bill M. Winchell and Dora J. Winchell.**

Wardner. Addington

Notary Public for Oregon  
My commission expires: March 22, 2009

