



After recording return to:
Dean Ricks and Karen Ricks
135 Lincoln Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Dean Ricks and Karen Ricks
135 Lincoln Street
Klamath Falls, OR 97601

File No.: 7021-697739 (DMC)
Date: November 17, 2005

M05-70147

Klamath County, Oregon

11/30/2005 03:45:14 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

James R. Myers, Grantor, conveys and warrants to **Dean Ricks and Karen Ricks as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 5 and 6 in Block 39 of First Addition to the City of Klamath Falls, Oregon and Lot 2 in Block 17 of Ewauna Heights Addition to the City of Klamath Falls, Oregon, 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 **\$92,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 17 day of November, 2005.

26P

APN: 475088

Statutory Warranty Deed
- continued

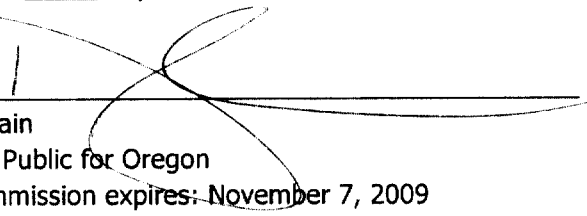
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James R. Myers

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 17 day of November, 2005
by **James R. Myers**.




Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009