

MTT-72307 TM



M05-70254

Klamath County, Oregon

12/01/2005 02:51:06 PM

Pages 1 Fee: \$21.00

After recording return to:

Ann Branco

3297 Ruskin Drive

San Jose, CA 95132

Until a change is requested all

tax statements shall be sent to

The following address:

Ann Branco

3297 Ruskin Drive

San Jose, CA 95132

Escrow No. MT72307-TM

Title No. 0072307

STATUTORY WARRANTY DEED

Joshua A. Bryant, Grantor(s) hereby convey and warrant to **Ann Branco**, 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:

The NW1/4 SW1/4 of Section 10, Township 41 South, Range 12 East, Willamette Meridian, Klamath County, Oregon;
TOGETHER WITH an easement for ingress and egress as granted by instrument recorded July 20, 1978 in Volume M78, page 15734, Microfilm Records of Klamath County, Oregon.

Tax Account No: 4112-01000-01400-000

Key No: 890826

Tax Account No: 4112-01000-01400-000


Key No: 109368

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 **\$585,000.00**.

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.

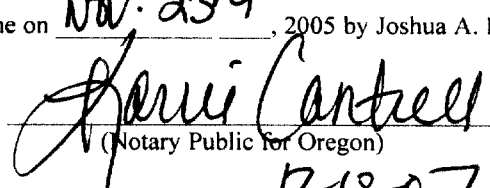
Dated this 23rd day of November, 2005


Joshua A. Bryant

State of Oregon

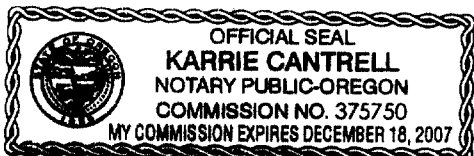
County of Hood River

This instrument was acknowledged before me on Nov. 23rd, 2005 by Joshua A. Bryant.


(Notary Public for Oregon)

My commission expires

12-18-07



21.00