



After recording return to:
Dennis Larson

61542 Wriston Springs Rd.
Coos Bay, Or. 97420

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

Dennis Larson

61542 Wriston Springs Rd.
Coos Bay, Or. 97420

File No.: 7021-711502 (DMC)

Date: November 08, 2005

M05-70273

Klamath County, Oregon

12/01/2005 03:50:06 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Eva Lee Baltazor, Trustee of the Baltazor 1992 Family Trust, Grantor, conveys and warrants to **Dennis Larson and Erin Larson and Darin Larson all with rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 4 in Block 1 Fairfield, 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 **\$62,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 22 day of November, 2005.

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APN: 533122

Statutory Warranty Deed
- continued

File No.: 7021-711502 (DMC)
Date: 11/08/2005

Eva Lee Baltazor, Trustee of the Baltazor
1992 Family Trust

EVA LEE BALTAZOR
by *Dora A. Crain* *ACTY IN FACT*
Eva Lee Baltazor, Trustee

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 22 day of November, 2005
by Eva Lee Baltazor as Trustee of Eva Lee Baltazor, Trustee of the Baltazor 1992 Family Trust, on behalf
of the Baltazor 1992 Family Trust.



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