



MT-72689 TM

M05-70331

Klamath County, Oregon

12/02/2005 02:42:46 PM

Pages 1 Fee: \$21.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

RYAN S. DUTLI

1443 WORDEN AVENUE

KLAMATH FALLS, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

RYAN S. DUTLI

1443 WORDEN AVENUE

KLAMATH FALLS, OR 97601

Escrow No. MT72689-TM

Title No. 0072689

SVD

STATUTORY WARRANTY DEED

GAYANE POGOSYAN, Grantor(s) hereby convey and warrant to **RYAN S. DUTLI**, 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 W1/2 of Lot 1, Block 6, FAIRVIEW 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.

Tax Account No: 3809-029DB-04300-000

Key No: 302407

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 **\$128,500.00**.

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.

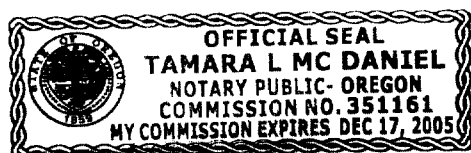
Dated this 2 day of December, 2005

Gayane Pogossyan
GAYANE POGOSYAN

Marina Pogossyan
BY: MARINA POGOSYAN, ATTORNEY IN FACT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Dec 2, 2005 by MARINA POGOSYAN AS ATTORNEY IN FACT FOR GAYANE POGOSYAN.



Dec 2, 2005 by MARINA POGOSYAN AS ATTORNEY IN FACT FOR GAYANE POGOSYAN.
Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05

2/1/06