

mtc-72086

After recording return to:



AmeriTitle, Inc.  
P.O. Box 1609  
1495 NW Garden Valley Blvd.  
Roseburg, OR 97470 00065736

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

GRANTEE

325 WINTER GREEN DR  
RIDDLE OR 97469

**M05-70592**

Klamath County, Oregon

12/07/2005 02:50:27 PM

Pages 1 Fee: \$21.00

### STATUTORY WARRANTY DEED

E. VANCE CULPEPPER and BONNIE L. CULPEPPER, as tenants in common, Grantor, conveys and warrants to RAYMOND C. BOYD and FRANCES L. BOYD, Husband and Wife, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in ~~Douglas~~ <sup>Klamath</sup> County, Oregon, to wit:

Lot 32, in Block 91, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

This property is free from encumbrances, **EXCEPT**: ALL THOSE ITEMS OF RECORD, IF ANY, AS OF THE DATE OF THIS DEED AND THOSE SHOWN BELOW, IF ANY:

**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 \$6,000.00. (Here comply with the requirements of ORS 93.030)

Dated December 6, 2005

E. Vance Culpepper  
E. VANCE CULPEPPER

Bonnie L. Culpepper  
BONNIE L. CULPEPPER

STATE OF OREGON  
COUNTY OF DOUGLAS

} SS:

This instrument was acknowledged before me on December 6, 2005  
by E. VANCE CULPEPPER and BONNIE L. CULPEPPER

Paula D Stribling

Notary Public for Oregon

My commission expires 9-8-06

