

MTL-72002 TM



**M05-70654**

Klamath County, Oregon

12/08/2005 10:32:41 AM

Pages 1 Fee: \$21.00

After recording return to:

TIMOTHY EARP

2720 POINSETTIA DR

SAN DIEGO, CA 92107

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

TIMOTHY EARP

2720 POINSETTIA DR

SAN DIEGO, CA 92107

Escrow No. MT72002-TM

Title No. 0072002

SAT

### STATUTORY WARRANTY DEED

**CAROL KOBERG**, Grantor(s) hereby convey and warrant to **TIMOTHY EARP**, 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 S1/2 of Lot 5, Block 1, SECOND ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

EXCEPTING THEREFROM the West 5 feet thereof conveyed to Klamath County for road purposes by Deed Volume 362, page 563, Deed Records of Klamath County, Oregon

Tax Account No.: 3909-010DB-01500-000

Key No.: R 545743

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 \$ **112,000.00**

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 17 day of November, 2005

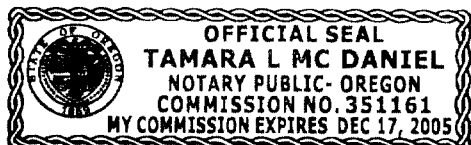
Carol Koberg  
CAROL KOBERG

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on NOV 17, 2005 by CAROL KOBERG.

Tamara L. McDaniel  
(Notary Public for Oregon)

My commission expires 12/17/05



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