



After recording return to:

Anne M. Rudolph

~~2616 Scott St.~~ 1432 Henderson St.

~~Klamath Falls, OR 97601~~

Eureka, CA 95501

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

Anne M. Rudolph

~~2616 Scott St.~~ 1432 Henderson St.

~~Klamath Falls, OR 97601~~

Eureka, CA 95501

File No.: 7021-703911 (MTA)

Date: November 22, 2005

M05-70707

Klamath County, Oregon

12/08/2005 02:55:02 PM

Pages 3 Fee: \$31.00

STATUTORY WARRANTY DEED

William O. Gaynor and Oonagh P. Gaynor as tenants by the entirety, Grantor, conveys and warrants to **Anne M. Rudolph and Mark Taliana, not as tenants in common, but with full rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 10 Block 6 of Buena Vista 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.

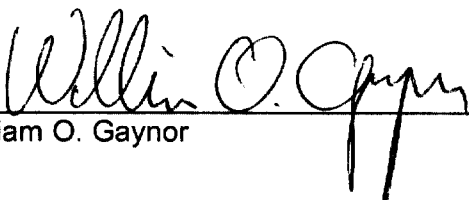
This property is free from liens and encumbrances, EXCEPT:

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.

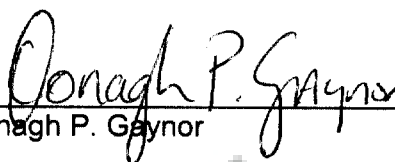
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 **\$105,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 28th day of November, 2005.



William O. Gaynor



Oonagh P. Gaynor

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this ____ day of ____, 20____
by **William O. Gaynor and Oonagh P. Gaynor.**

*See attached
for notary*

Notary Public for Oregon
My commission expires:

Unofficial Copy

State of California

County of VENTURA

SS.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

On NOV. 28, 2005, before me, James L. Rieves, Notary Public,
Date Printed Name of Notary Public

personally appeared WILLIAM O. GAYNOR & CONAGH GAYNOR,
Printed Name(s) of Signer(s)

☐ personally known to me - or -

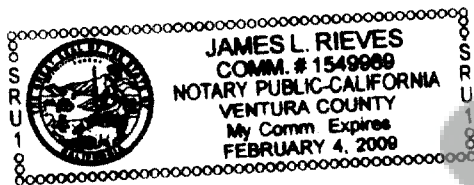
☒ proved to me on the basis of satisfactory evidence:

☒ form(s) of identification CDL N5267871 (Bill) CDL A2517133 (Conagh)

☐ credible witness(es) _____

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



(Seal)

[Signature]
Signature of Notary Public

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of STATUTORY WARRANTY

DEED

containing 1 pages, and dated NOV. 28, 2005

The signer(s) capacity or authority is/are as:

☒ Individual(s)

☐ Attorney-in-Fact

☐ Corporate Officer(s) _____
Title(s)

☐ Guardian/Conservator

☐ Partner - Limited/General

☐ Trustee(s)

☐ Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

☐ Additional Signer(s)

☐ Signer(s) Thumbprint(s)

☐ Other