

MTL-72590 DS



M05-70771

Klamath County, Oregon

12/09/2005 10:21:46 AM

Pages 1 Fee: \$21.00

After recording return to:

Sheryl H. Della-Rose

6563 Osprey Lane

Klamath Falls, OR 97603

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

Sheryl H. Della-Rose

6563 Osprey Lane

Klamath Falls, OR 97603

Escrow No. MT72590-DS

Title No. 0072590

SWD

STATUTORY WARRANTY DEED

Gregory A. Holmes, Grantor(s) hereby convey and warrant to **Sheryl H. Della-Rose and Thomas F. Della-Rose, as tenants by the entirety**, 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:

A portion of Lots 5 and 6, Block 19, ORIGINAL TOWN OF LINKVILLE NOW CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the Southeasterly line of Pine Street which 55.0 feet Southwesterly from the most Northerly corner of said Lot 6, Block 19; thence Southeasterly, at right angles to Pine Street, a distance of 72.0 feet; thence Southwesterly, parallel with Pine Street, a distance of 76.5 feet, more or less, to the Northeasterly line of Second Street; thence Northwesterly along the Northeasterly line of Second Street, a distance of 72.0 feet to the Southeasterly line of Pine Street; thence Northeasterly, along the Southeasterly line of Pine Street, a distance of 76.5 feet, more or less to the point of beginning.

Tax Account No: 3809-032AC-05700-000

Key No: 476121

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 **\$195,000.00**.

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 12 day of December, 05.

Gregory A. Holmes

State of Oregon

County of JOSEPHINE

This instrument was acknowledged before me on 12-6, 2005 by Gregory A. Holmes.



Tracy L. Walsh
(Notary Public for Oregon)

My commission expires 1-22-06

21.00