



After recording return to:

David Bouffard

435 Virginia Dr.  
Livermore CA 94550

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

David Bouffard

Address shown above

File No.: 7021-699968 (MTA)

Date: December 02, 2005

**M05-70790**

Klamath County, Oregon

12/09/2005 12:55:32 PM

Pages 3 Fee: \$31.00

### STATUTORY WARRANTY DEED

**STEPHEN D. STUART and WENDY E. STUART, husband and wife**, Grantor, conveys and warrants to **DAVID BOUFFARD**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**This property is free from liens and encumbrances, EXCEPT:**

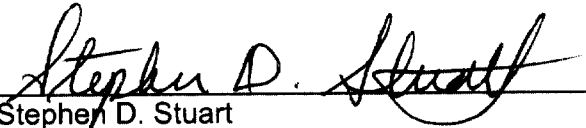
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

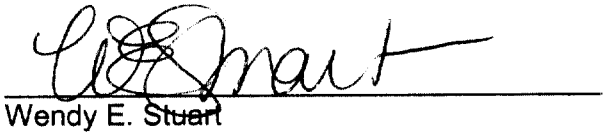
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 **\$63,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 8 day of Dec, 2005.

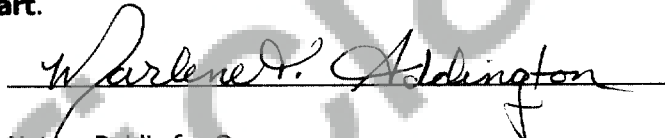
31A

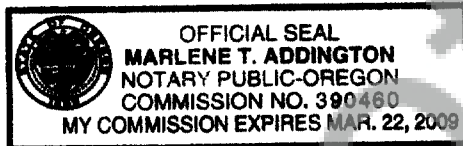
  
Stephen D. Stuart

  
Wendy E. Stuart

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 8<sup>th</sup> day of December, 2005  
by **Stephen D. Stuart and Wendy E. Stuart.**

  
Notary Public for Oregon  
My commission expires: March 22, 2009



**EXHIBIT A**

**LEGAL DESCRIPTION:**

Lots 22 and 21 in Block 6 of Industrial Addition to the City of Klamath Falls, Oregon, excepting the following described portion of Lot 22:

Commencing at the Northeast corner of said Lot 22, thence West along the North line of said Lot, 70 feet; thence South parallel with Owens Street 4 feet; thence East 70 feet parallel to the North line of said lot; thence North along the East line of said lot, 4 feet to the point of beginning in Block 6, Industrial Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.