

M05-71088

Klamath County, Oregon 12/14/2005 02:45:41 PM Pages 1 Fee: \$21.00

After recording return to:
DANIEL S. LATNER

13435 BLACKBIRD DRIVE
Bonanza, OR 97623

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

DANIEL S. LATNER 13435 BLACKBIRD DRIVE

Bonanza, OR 97623

Escrow No. Title No.

MT72823-SH

0072823

## STATUTORY WARRANTY DEED

GREG HOWARD and LYNN HOWARD, as tenants by the entirety, Grantor(s) hereby convey and warrant to DANIEL S. LATNER and SANDRA J. LATNER, 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:

Lots 42, 43 and 44 in Block 81, KLAMATH FALLS FOREST ESTATES, HIGWAY 66 UNIT, PLAT NO. 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No:3711-023C0-00200-000 Key No: 392854
Tax Account No:3711-023C0-00300-000 Key No: 392863
Tax Account No:3711-023C0-00100-000 Key No: 392845

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 \$226,500.00.

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 14 day of 0EC, 05

In Arual

LYNNHOWARD

**GREG HOV** 

State of Oregon County of KLAMATH

This instrument was acknowledged before me on

OFFICIAL SEAL

STACY M HOWARD

NOTARY PUBLIC- OREGON
COMMISSION NO. 374849
MY COMMISSION EXPIRES NOV 18, 2007

, 2005 by GREG HOWARD and LYNN HOWARD.

Otary Public for Oregon)

My commission expires ///800

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