



MT72039 MS

M05-71460

Klamath County, Oregon

12/20/2005 02:45:21 PM

Pages 1 Fee: \$21.00

After recording return to:

Stephanie M. MacPhee

4507 Cannon Ave. #50

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Stephanie M. MacPhee

4507 Cannon Ave. #50

Klamath Falls, OR 97603

Escrow No. MT72039-MS

Title No. 0072039

END

STATUTORY WARRANTY DEED

Kathleen C. James, Grantor(s) hereby convey and warrant to **Stephanie M. MacPhee**, 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:

Lot 10 of YALTA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-002AB-06600-000

Key No: 511805

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 **\$120,000.00**.

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 16th day of December, 2005.

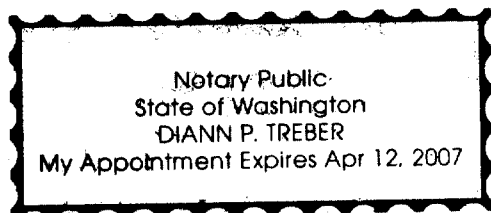
* Kathleen C. James
Kathleen C. James

State of Washington

-County of Whatcom

On this day personally appeared before me Kathleen C. James to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 16th day of December, 2005.



Diann P. Treber
Printed Name: Diann P. Treber
Notary Public in and for the State of Washington
Washington residing at Bellingham, WA
My appointment expires 4-12-2007

2/10