

M05-71656

Klamath County, Oregon

12/22/2005 03:31:41 PM

Pages 1 Fee: \$21.00

1st 734964
WARRANTY DEED -- STATUTORY FORM

ROBERT F. WENDEL, Grantor,

conveys and warrants to

JAMES O'RYAN, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

Lot 2 in Block 1, Plat No. 1222, Stagecoach Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No(s): 817272

Map/Tax Lot No(s): 2309-12C-1200

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$212,000.00 .

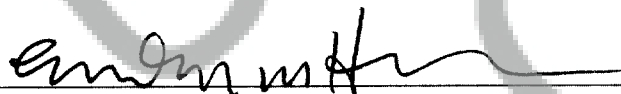
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 20 day of December, 2005.

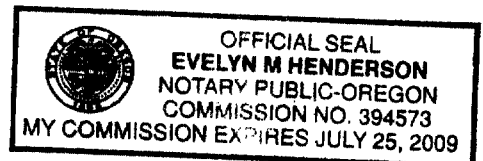

ROBERT F. WENDEL

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on December 20, 2005 by ROBERT F. WENDEL.


(Notary Public for Oregon)

My commission expires 7-25-09



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

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

JAMES O'RYAN
PO BOX 934
LA PINE, OR 97739

TITLE NO. 14-0110905
ESCROW NO. 14-0110905

21F