



After recording return to:  
Karen G. Orellana  
444 Torrey St.  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Karen G. Orellana  
444 Torrey St.  
Klamath Falls, OR 97601

File No.: 7021-718340 (MTA)  
Date: December 13, 2005

**M05-71704**

Klamath County, Oregon

12/23/2005 12:24:37 PM

Pages 2 Fee: \$26.00

## **STATUTORY WARRANTY DEED**

**William Victor Plourde**, Grantor, conveys and warrants to **Karen G. Orellana**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 6 in Block 10, Klamath Lake Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**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 **\$72,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 19<sup>th</sup> day of December, 2005.

APN: R436950

Statutory Warranty Deed  
- continued

File No.: 7021-718340 (MTA)  
Date: 12/13/2005

William Victor Plourde  
William Victor Plourde

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 19<sup>th</sup> day of December, 2005  
by **William Victor Plourde**.

Marlene T. Addington

Notary Public for Oregon

My commission expires: 3-22-2009

