M05-72142

Klamath County, Oregon 12/30/2005 03:02:57 PM Pages 2 Fee: \$26.00



After recording return to: Earl L. Baca and Nichole L. Waggener ア. O. Pox Tioly Klamath Falls, OR 97602

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

Earl L. Baca and Nichole L. Waggener

P.O. Pox *{CIOIQ

Klamath Falls, OR 9760.2

File No.: 7021-719330 (DMC) Date: December 21, 2005

STATUTORY WARRANTY DEED

John D. M. Adkisson, Grantor, conveys and warrants to **Earl L. Baca and Nichole L. Waggener as joint tenants**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 5 in Block 201, Mills Second 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 \$99,000.00. (Here comply with requirements of ORS 93.030)

Dated this Hay of Compation, 20 C

Page 1 of 2



APN: R613474

Statutory Warranty Deed - continued

File No.: 7021-719330 (DMC)

Date: 12/21/2005

John D. M. Adkisson

STATE OF

Oregon

)ss.

County of

Klamath

This instrument was acknowledged before me on this Aday of by John D. M. Adkisson.

OFFICIAL SEAL DORI CRAIN NOTARY PUBLIC-OREGON COMMISSION NO. 398601 MY COMMISSION EXPIRES NOV. 7, 2008

Dori Crain

Notary Public for Oregon

My commission expires: November 7, 2009