

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
P.O. Box 7906
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. Box 7906
Klamath Falls, OR 97602

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 21 day of December, 2005

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