



After recording return to:  
Brent M. Koger  
15 Encantado Canyon  
Rancho Santa Margarita, CA 92688

Until a change is requested all tax statements  
shall be sent to the following address:  
Brent M. Koger  
15 Encantado Canyon  
Rancho Santa Margarita, CA 92688

File No.: 7021-577579 (DMC)  
Date: December 12, 2005

**M06-00551**

Klamath County, Oregon

01/10/2006 03:41:08 PM

Pages 2 Fee: \$26.00

### **STATUTORY WARRANTY DEED**

**Evangeline S. Lincoln and Kenneth W. Lincoln as tenants by the entirety**, Grantor, conveys and warrants to **Brent M. Koger, a single man**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 14, Block 1, TRACT 1182, GREEN KNOLL ESTATES, 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 **\$515,000.00**. (Here comply with requirements of ORS 93.030)

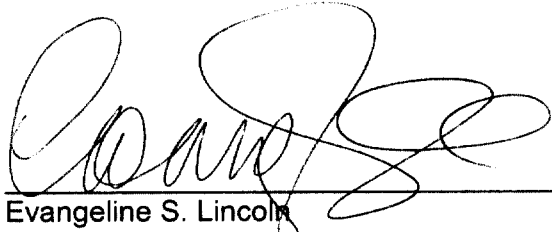
Dated this 28 day of December, 2005.

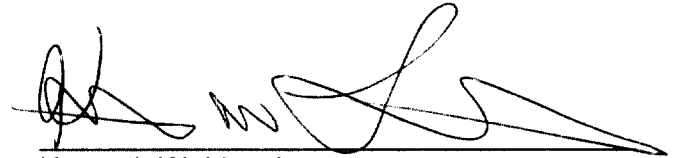
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APN: R817496

Statutory Warranty Deed  
- continued

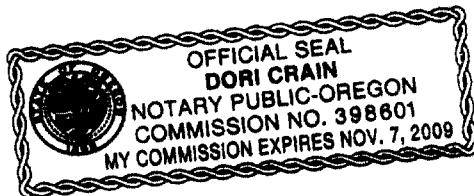
File No.: 7021-577579 (DMC)  
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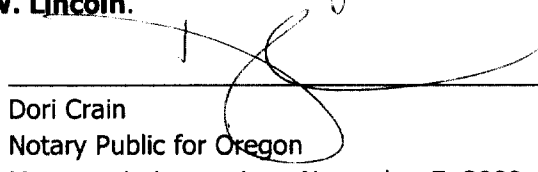
  
\_\_\_\_\_  
Evangeline S. Lincoln

  
\_\_\_\_\_  
Kenneth W. Lincoln

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 28 day of December, 2005  
by **Evangeline S. Lincoln and Kenneth W. Lincoln.**



  
\_\_\_\_\_  
Dori Crain  
Notary Public for Oregon  
My commission expires: November 7, 2009