



# 01039447  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
Jim P. Spradley

3572 Pine Tree Dr.  
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

G. MICHAEL DUNLAP and DELRA J. DUNLAP, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to JIM P. SPRADLEY,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

PARCEL 2 of Minor Land Partition 61-91.

Code 41, Map 3909-3CA, Tax Lot 501.

"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 covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$192,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 6th day of January, 1993.

G. Michael Dunlap

Delra J. Dunlap

G. MICHAEL DUNLAP

DELRA J. DUNLAP

STATE OF OREGON, County of Klamath)ss.

On January 11, 1993, personally appeared the above named G.  
MICHAEL DUNLAP and DELRA J. DUNLAP and acknowledged the  
foregoing instrument to be their voluntary act and deed.

Before me: Paulene P. Addington  
Notary Public for Oregon  
My Commission Expires: March 22, 1993.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 11th day  
of Jan. A.D. 19 93 at 3:23 o'clock P.M. and duly recorded in Vol. M93  
of Deeds on Page 798.

FEE \$30.00

Evelyn Biehn County Clerk  
By Paulene P. Addington