WARRANTY DEED

9614 Vol. M15 Page

> COMM PROTES

ory fubbs ORANGE COUNTY

My Comm. Sep

#03042962

AFTER RECORDING RETURN TO:

KEVIN M. SPIKER

CORY R. SPIKER

11599 SPRING LAKE RD.

KLAMATH FALLS, UR 9760 |

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

KLAMATH RIVER ACRES OF OREGON, LTD hereinafter called GRANTOR(S), convey(s) to KEVIN M. SPIKER and CORY R. SPIKER, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon,

Lot 5, Block 16, FIRST ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

Code 96 Map 3907-25CO TL 4600

"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 30.390."

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 \$8,900.00.

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 24th day of March, 1995.

KLAMATH RIVER ACRES, OF OREGON, LTD

BENJAMIN C. HARRIS, GENERAL PARTNER

STATE OF CALIFORNIA

COUNTY OF ORANGE

APRIL On March 12Th 1995, before me, Robinson RANIER/NOTAM PUBLIC Personally appeared BENJAMIN C. HARRIS, GENERAL PARTNER OF KLAMATH RIVER ACRES OF OREGON personally known to me (or proved to be the person of the kLAMATH RIVER ACRES OF OREGON personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) (s) are subscribed to the within instrument and acknowledged to me that (ne) she/they executed the same in (his/her/their authorized capacity(ies), and that by (his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument WITNESS my hand and official seal.

Signature Rolinser My commission expires:

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