

WARRANTY DEED

#03043925 AFTER RECORDING RETURN TO:

DIRK C. SPENCER DONA D. SPENCER 1917 HAMILTON AVENUE CARSON CITY, NV 89706

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

LAUREN M. RAINWATER, JR. and PHYLLIS E. RAINWATER, hereinafter called ${\sf GRANTOR}(s)$, convey(s) to DIRK C. SPENCER and DONA D. SPENCER, husband and wife hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 15 and 16, Block 4, KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

Code 97 Map 3908-3180 TL 5300 Code 97 Map 3908-3180 TL 5400

"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, contracts and/or liens for irrigation and/or drainage, 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 \$36,000.00.

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 24th day of Octaber, 1995.

LAUREN M. RAINWATER, JR.

Shyleis E. Kanwale PHYLLIS RAINWATER Ε.

STATE OF OREGON

County of Klamath

OFFICIAL SEAL
CAROLE JOHNSON
NOTARY PUBLIC - OREGON
COMMISSION NO. 031504
VX COMMISSION PROPERTY OF THE PUBLIC PUBL

On October , 1995, LAUREN M. RAINWATER, JR. and PHYLLIS E. RAINWATER personally appeared before me, and he/she acknowledged that he/she signed it.

Notary Public for Oregon

My Commission Expires:

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