



46371

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97 OCT -3 P2:27

STATUTORY WARRANTY DEED

SUZEN BERNES SMALLWOOD WHO ACQUIRED TITLE AS SUZEN BERNES

conveys and warrants to DON BRIGGS AND BARBARA BRIGGS, Husband and Wife, Grantor,

the following described real property free of liens and encumbrances, except as specifically set forth herein: _____ Grantee,

LOT 21 IN BLOCK 7, TRACT NO. 1042, TWO RIVERS NORTH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

TAX ACCOUNT NO: R-2607-1A-4100 KEY NO: R163085

This property is free of liens and encumbrances, EXCEPT: Covenants, conditions, restrictions and easements of record.

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 \$ 43,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 29th day of September, 19 97

Suzen Bernes Smallwood
SUZEN BERNES SMALLWOOD

STATE OF OREGON
County of Deschutes } ss.

BE IT REMEMBERED, That on this 29th day of September, 19 97, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Suzen Bernes Smallwood

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Karin Lea
Notary Public for Oregon.
My Commission expires 5-5-2000

Title Order No. K-51350
Escrow No. 9740453

After recording return to:
DONALD L. BRIGGS
5145 RED PRAIRIE ROAD
SHERIDAN, OR 97378

Until a change is requested all tax statement shall be sent to the following address:
DONALD L. BRIGGS
5145 RED PRAIRIE ROAD
SHERIDAN, OR 97378

STATE OF OREGON,
County of Klamath ss.
Filed for record at request of:
Klamath County Title
on this 3rd day of October A.D., 1997
at 2:27 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 32608
Bernetha G. Letsch, County Clerk
By Kathleen Ross Deputy.
Fee, \$30.00