



54275

Vol. M98 Page 7395K-51979  
STATUTORY WARRANTY DEED

ERIC H. SPIESS AND MELADEE DODDS, DBA M &amp; E ENTERPRISES OF GALT,

conveys and warrants to SHEILA RAMSEY AND DENNIS ROTHERHAM, NOT AS TENANTS IN COMMON BUT Grantor,  
WITH FULL RIGHTS OF SURVIVORSHIP \*\*NOW KNOWN AS SHEILA ROTHERHAM Grantee,  
the following described real property free of liens and encumbrances, except as specifically set forth herein:  
LOT 2 BLOCK 3, TRACT 1096 AMERICANA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON  
FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of  
record, rights of way, and easements of record and those apparent upon the land,  
contracts and/or liens for irrigation and/or drainage.

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 \$ 118,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 25 day of February 19 98

ERIC H. SPIESS

Meladee (McCosty) Dodds  
MELADEE DODDS  
as surviving partner

STATE OF OREGON CALIFORNIA  
County of Sacramento } ss.

BE IT REMEMBERED, That on this 25<sup>th</sup> day of February, 19 98, before me, the  
undersigned, a Notary Public in and for said County and State, personally appeared the within named  
ERIC H. SPIESS AND MELADEE DODDS

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to  
me that THEY 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.



Terry Parker  
Notary Public for Oregon, California  
My Commission expires APR 21, 2000

Title Order No. K51979S  
Escrow No. K51979S

After recording return to:

SHEILA RAMSEY5556 STATE STREETKLAMATH FALLS, OR 97603

Name, Address, Zip

Until a change is requested all tax statement shall be sent  
to the following address.

SHEILA RAMSEY5556 STATE STREETKLAMATH FALLS, OR 97603

Name, Address, Zip

## THIS SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

First American Titleon this 9th day of March A.D., 1998at 10:15 o'clock A M. and duly recordedin Vol. M98 of Deeds Page 7395

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fee, \$30.00

Deputy.