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## STATUTORY WARRANTY DEED

KARL W. SPALT AND JUDITH A. SPALT

conveys and warrants to DONALD G. TRELEASE

Grantor,

Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:  
LOT 7, BLOCK 28, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, 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 \$ 162,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 09 day of March 19 98

Karl W. Spalt  
KARL W. SPALT

Judith A. Spalt  
JUDITH A. SPALT

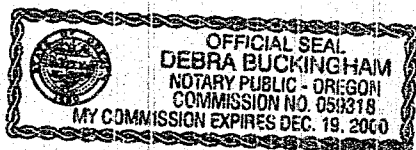
STATE OF OREGON

County of KLAMATH } ss.

BE IT REMEMBERED, That on this 10 day of March 19 98, before me, the  
undersigned, a Notary Public in and for said County and State, personally appeared the within named  
KARL W. SPALT AND JUDITH A. SPALT

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.



Debora Buckingham  
Notary Public for Oregon.  
My Commission expires 12-19-2000

Title Order No. K-51999Escrow No. K51999D

After recording return to:

DONALD G. TRELEASE802 NORTH ELDORADO AVENUEKLAMATH FALLS, OR 97601

Name, Address, Zip

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

DONALD G. TRELEASE802 NORTH ELDORADO AVENUEKLAMATH FALLS, OR 97601

Name, Address, Zip

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

First American Title

on this 12th day of March A.D., 1998  
at 10:53 o'clock A. M. and duly recorded  
in Vol. M98 of Deeds Page 8056

Bernetha G. Letsch, County Clerk

By Kathleen Brown  
Fee, \$30.00 Deputy.