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## WARRANTY DEED

ATC #01047992

ASPEN TITLE ESCROW NO. 01047992

AFTER RECORDING RETURN TO:

MICHAEL L. SPENCER

1607 Arthur St.  
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

RICHARD D. TUTER and JODI L. TUTER, husband and wife,  
hereinafter called GRANTOR(S), convey(s) and warrants to  
MICHAEL L. SPENCER, hereinafter called GRANTEE(S), all that  
real property situated in the County of Klamath, State of  
Oregon, described as:

Lot 5 in ELM PARK, in the County of Klamath, State of Oregon.

Code 41, Map 3809-34CD, Tax Lot 6000

"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  
\$98,500.00.

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 6th day of July, 1998.

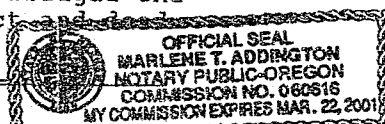
Richard D. Tuter  
RICHARD D. TUTER

Jodi L. Tuter  
JODI L. TUTER

STATE OF OREGON, County of Klamath)ss.

On July 9, 1998, personally appeared the above named  
Richard D. Tuter and Jodi L. Tuter, and acknowledged the  
foregoing instrument to be their voluntary act and deed.

Before me: Marlene T. Addington  
Notary Public for Oregon  
My Commission Expires: March 22, 2001



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 9th day  
of July A.D., 19 98 at 11:25 o'clock A M., and duly recorded in Vol. M98  
of Deeds on Page 24256

FEE \$30.00

By Bernetha G. Letsch County Clerk  
Kristen Kase