



After recording return to:

Cynthia Sperry

5540 Dewitt

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

Cynthia Sperry

5540 Dewitt

Klamath Falls, OR 97603

Escrow No. K54264V

Title No. K54264B

THIS SPACE RESERVED FOR RECORDER'S USE

200 MAY 18 AM 11:28

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STATUTORY WARRANTY DEED

John C. Condit and Kathryn L. Condit, Husband and Wife, Grantor, conveys and warrants to Cynthia L. Sperry, an estate in fee simple, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Beginning at a point 660 feet South and 264 feet West of the Northeast corner of the SW $\frac{1}{4}$ of Section 12, Township 39 South, Range 8 East of the Willamette Meridian in Klamath County, Oregon, running thence South 165 feet; thence West 66 feet; thence North 165 feet; thence East 66 feet to the point of beginning, and excepting therefrom a strip 20 feet wide off the North end of said described tract for road purposes.

ALSO The N $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, less and excepting 20 feet off the North side reserved for County Road purposes.

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 \$76,700.00 (Here comply with the requirements of ORS 93.030)

Dated this 11 day of May, 2000.

John C. Condit
John C. Condit

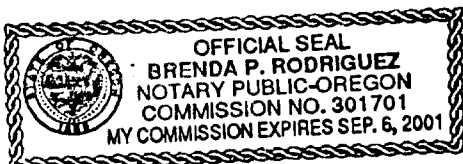
Kathryn L. Condit
Kathryn L. Condit

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 11 day of May, 2000
by John C. Condit and Kathryn L. Condit



Brenda P. Rodriguez
Notary Public for Oregon
My commission expires: 9-6-01

#262

EXHIBIT "A"
DESCRIPTION OF PROPERTY

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State of Oregon, County of Klamath
Recorded 05/18/00, at 11:284 m.
In Vol. M00 Page 18092
Linda Smith,
County Clerk Fee \$ 26⁰⁰