

01 APR 19 PM 3:04



After recording return to:
Marshall Jay Alexander
PO Box 1925
Klamath Falls, OR 97601

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

Marshall Jay Alexander
PO Box 1925
Klamath Falls, OR 97601

Escrow No. K56236S
Title No. K56236B

THIS SPACE RESERVED FOR RECORDER'S USE

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STATUTORY SPECIAL WARRANTY DEED

Bankers Trust Company of CA, N.A., as Custodian or Trustee, Grantor, conveys and specially warrants to Marshall Alexander and Judy Alexander, as tenants by the entirety, Grantee, the following described real property free of encumbrances created or suffered by the grantor except as specifically set forth herein:

See Attached Exhibit "A" Legal Description

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 \$360,000.00

Dated this 3 day of April, 2001.

Debra A. Pond
Bankers Trust Company of CA, N.A.
Debra Wright, Vice President

BY ADVANTA MORTGAGE CORP.
USA AS ATTORNEY-IN-FACT

STATE OF OREGON
County of Montgomery

} ss.

This instrument was acknowledged before me on this 3rd day of April, 2001
by Debra Wright Vice President

Debra A. Pond

Notary Public for Oregon

My commission expires: _____

Notarial Seal
Debra A. Pond, Notary Public
Hatboro Boro, Montgomery County
My Commission Expires Sept. 22, 2001
MEMBER, PENNSYLVANIA Association of Notaries

X26-

EXHIBIT "A" LEGAL DESCRIPTION

All of Lot 60 and the Westerly portion of Lot 59 in LAKESHORE GARDENS, in the County of Klamath State of Oregon, more particularly described as follows:

Beginning at the Southwesterly corner of Lot 59 of LAKESHORE GARDENS; thence North 731.5 feet to the Northwesterly corner of said Lot 59; thence North 84°09' East along the Northerly line of said Lot 59, a distance of 120 feet; thence South parallel to the Westerly line of said Lot 59 to the Southerly line of said lot 59; thence Southwesterly along the Southerly line of said Lot 59 to the point of beginning.

State of Oregon, County of Klamath

Recorded 04/19/01, at 3:04 p. m.

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Linda Smith,

County Clerk Fee \$ 26⁰⁰