

01 APR 30 AM 11:17



After recording return to:

Larry E. Smith

24980 Schaeffer Rd
Klamath Falls OR 97603

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

Larry E. Smith

Same AS Above

Escrow No. K56887B

Title No. K56887B

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 04/30/01, at 11:17 a.m.

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Linda Smith,

County Clerk Fee \$ 21⁰⁰

STATUTORY WARRANTY DEED

Fred R. Barnes and Bebe P. Barnes, as tenants by the entirety, Grantor, conveys and warrants to Larry E. Smith, an estate in fee simple, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 4 of TRACT 1300 - KLAMATH MEADOWS EAST, 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 \$22,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 30 day of April, 2001.

Ron Barnes for Fred R. Barnes

Fred R. Barnes by Ron Barnes by POA

Attorney in fact

Ron Barnes for Bebe P. Barnes

Bebe P. Barnes by Ron Barnes by POA

Attorney in fact

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 30 day of April, 2001 by Fred R. Barnes by Ron Barnes, Attorney in fact and Bebe P. Barnes by Ron Barnes, Attorney in fact



Brenda P. Rodriguez
Notary Public for Oregon

My commission expires: 09/06/2001

K21-