

01 MAY 10 AM 10:58



After recording return to:

Teresa N. Snyder

2300 Biehn Street

Klamath Falls, OR 97601

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

Teresa N. Snyder

2300 Biehn Street

Klamath Falls, OR 97601

Escrow No. K56246B

Title No. K56246B

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 05/10/01, at 10:58 a.m.

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Linda Smith,

County Clerk Fee \$ 21<sup>00</sup>

### STATUTORY SPECIAL WARRANTY DEED

WMC Mortgage Corp., an estate in fee simple, Grantor, conveys and specially warrants to Teresa N. Snyder, an estate in fee simple, Grantee, the following described real property free of encumbrances created or suffered by the grantor except as specifically set forth herein:

The Southwesterly 75 feet of Lot 7, Block 26, 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 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 \$61,700.00

Dated this 15th day of March 2001.

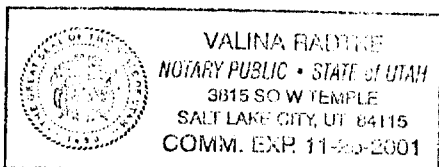
Kristen M. Valverde  
WMC Mortgage Corp. Kristen M. Valverde Asst Sec Doc Control  
By Fairbanks Capital Corp. as Atty. in Fact

STATE OF ~~OREGON~~ Utah  
County of Salt Lake

} ss.

This instrument was acknowledged before me on this 15 day of March 2001  
by Kristen M. Valverde Asst Sec Doc Control

Valina Radtke  
Notary Public for ~~Oregon~~ Utah



My commission expires: 11-25-2001

K21-