

'01 JUN 20 PM3:15

mtc 54121-TM  
WARRANTY DEED

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JOHN H. RIGGS and CHERYL D. RIGGS, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
PAULA S. SPENCER,

Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

Lot 53 in Block 1 of TRACT 1085 - COUNTRY GREEN, according to the  
official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

ACCT# 3909-013AB-00400  
ACCT# M-174607

KEY# 568488  
KEY# 36589

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, except those claiming under the above described encumbrances.

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 and actual consideration for this conveyance is 65,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: , 7006 KELLER COURT, KLAMATH FALLS, OR 97603

Dated this 18th day of June, 2001.

John H. Riggs  
JOHN H. RIGGS  
Cheryl D. Riggs  
CHERYL D. RIGGS

State of Alaska  
County of Third Judicial District

This instrument was acknowledged before me on June 18, 2001 by JOHN  
H. RIGGS AND CHERYL D. RIGGS.

OFFICIAL SEAL  
STATE OF ALASKA  
NOTARY PUBLIC  
GLENDA CROSS  
AUGUST 4, 2002

Glenda Cross  
(Notary Public)

My commission expires 8-4-02

ESCROW NO. MT54121-TM

Return to:  
PAULA S. SPENCER  
7006 KELLER COURT  
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath  
Recorded 06/20/01, at 2:15 p m.  
In Vol. M01 Page 29662  
Linda Smith,  
County Clerk Fee\$ 21.00