

01 AUG 13 PM 3:14



After recording return to:

Lori Hannigan

4242 Gary Street

Klamath Falls, OR 97603

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

Lori Hannigan

4242 Gary Street

Klamath Falls, OR 97603

Escrow No. K56895B

Title No. K56895B

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 08/13/01 at 3:14 p m.

In Vol. M01 Page 40681

Linda Smith,

County Clerk Fee \$ 21⁰⁰

STATUTORY WARRANTY DEED

Gary D. Smelcer and Judy L. Smelcer, as tenants by the entirety;, Grantor, conveys and warrants to Lori Hannigan, an estate in fee simple, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The South 1/2 of Lots 1 and 2 of Block 202 of MILLS SECOND 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 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 \$45,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 10 day of August, 2001.

Gary D. Smelcer
Gary D. Smelcer

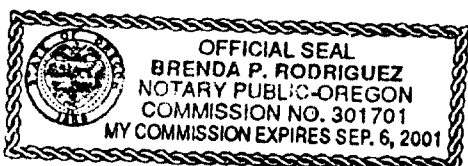
Judy L. Smelcer
Judy L. Smelcer

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 10 day of August, 2001
by Gary D. Smelcer and Judy L. Smelcer



Brenda P. Rodriguez
Notary Public for Oregon
My commission expires: 09/06/2001

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