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MT55361-KR
WARRANTY DEED

Vol. M01 Page 58606

CORNELIA LAURA HOUSTON,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

~~SUSANN SPRATT~~, SUSANN P. SPRATT

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:

Lots 21 and 22 in Block 13 of HILLSIDE ADDITION to the City of Klamath Falls, Oregon according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the Southwest 30 feet of Lot 21, conveyed by Deed dated February 20, 1951, recorded February 24, 1951 in Deed Volume 245, page 426, Records of Klamath County, Oregon.

KEY #187434

3809-028BB-9900-000

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 \$ 117,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1781 QUAIL RIDGE DRIVE, KLAMATH FALLS, OR 97601

Dated this 12th day of November, 2001.

Cornelia Laura Houston

CORNELIA LAURA HOUSTON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on November 12, 2001 by
CORNELIA LAURA HOUSTON.



Kristil Redd
(Notary Public for Oregon)

commission expires 11/18/2003

ESCROW NO. MT55361-KR

Return to:

SUSANN SPRATT
1781 QUAIL RIDGE DRIVE
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 11/15/01 11:23 a. m.
In Vol. M01, Page 58606
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1