

01 NOV 20 PM 3:32



After recording return to:

Randy Rose

5340 Alva Avenue

Klamath Falls, OR 97603

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

Randy Rose

5340 Alva Avenue

Klamath Falls, OR 97603

Escrow No. K57880S

Title No. K57880-S

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 11/20/01 3:32 m.

In Vol. M01, Page 59572

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

STATUTORY WARRANTY DEED

Bradley S. Smith and Stephanie Ann Smith, as tenants by the entirety, Grantor, conveys and warrants to Randy Rose and Kim Lenahan, with rights of survivorship, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 61 of Yalta Gardens, 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 \$76,300.00 (Here comply with the requirements of ORS 93.030)

Dated this 20th day of November, 2001.

Bradley S. Smith

Stephanie Ann Smith

STATE OF OREGON

County of Klamath

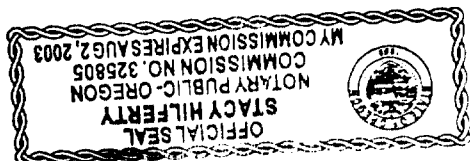
} ss.

This instrument was acknowledged before me on this 20 day of November, 2001 by Bradley S. Smith and Stephanie Ann Smith

Notary Public for Oregon

My commission expires:

02-03



K21