

01 DEC 7 PM 3:23



THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Thomas Smith
134 Georgia St.
Klamath Falls, OR 97603

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

Thomas Smith
134 Georgia St.
Klamath Falls, OR 97603

Escrow No. K57975B

Title No. K57975B

State of Oregon, County of Klamath
Recorded 12/07/01 3:23 p. m.
Vol M01. Pg 62678
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

STATUTORY WARRANTY DEED

Charles C. Kappas and Shirley F. Kappas, as tenants by the entirety; Grantor, conveys and warrants to Thomas M. Smith and Christy Smith, as tenants by the entirety; Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

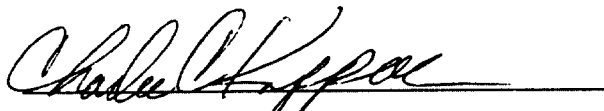
East 60 feet of Lot 2 in Block 13, RIVERSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

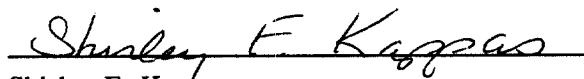
This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 \$56,250.00 (Here comply with the requirements of ORS 93.030)

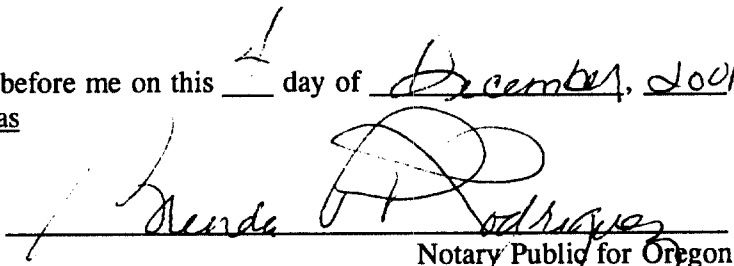
Dated this 14th day of December, 2001.


Charles C. Kappas

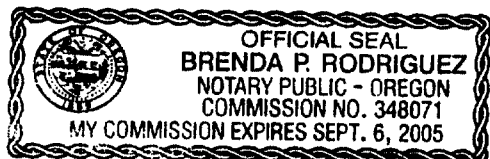

Shirley F. Kappas

STATE OF OREGON
County of Klamath } ss.

This instrument was acknowledged before me on this 14th day of December, 2001
by Charles C. Kappas and Shirley F. Kappas


Notary Public for Oregon

My commission expires: 09/06/2005



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