

02 JAN 11 PM 3:30



After recording return to:

Bradley & Stephanie Smith
5911 Southgate Dr
Klamath Falls, OR 97603

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

SAME AS ABOVE

Escrow No. K57413S

Title No. K57413B

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 2048

State of Oregon, County of Klamath
Recorded 01/11/2002 2:30 p m.
Vol M02, Pg 2048
Linda Smith, County Clerk
Fec \$ 21⁰⁰ # of Pgs 1

STATUTORY WARRANTY DEED

Charles T. Ebner, Grantor, conveys and warrants to Bradly S. Smith and Stephanie A. Smith, as tenants by the entirety; Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 2 in Block 5 of SECOND ADDITION TO SUNSET VILLAGE, 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 \$100,700.00 (Here comply with the requirements of ORS 93.030)

Dated this 11 day of January, 2002

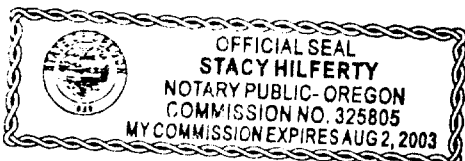
Charles T. Ebner

Charles T. Ebner

STATE OF OREGON

County of Klamath } ss.

This instrument was acknowledged before me on this 11 day of January, 2002
by Charles T. Ebner



[Signature]
Notary Public for Oregon
My commission expires: 8-2-03

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