



After recording return to:

Wendy Spencer

5501 Basin View Dr.

Klamath Falls, OR 97603

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

Wendy Spencer

5501 Basin View Dr.

Klamath Falls, OR 97603

Escrow No. K58489S

Title No. K58489-S

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 04/05/2002 2:56p m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'02 APR 5 PM 2:56

STATUTORY WARRANTY DEED

Delores Smith, Grantor, conveys and warrants to Wendy Spencer, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 8 and the East 4 feet of Lot 7, Block 8, Tract 1152, North Hills, 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 \$184,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 4th day of April, 2002

Delores Smith

Delores Smith

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 4 day of April, 2002
by Delores Smith

[Signature]
Notary Public for Oregon
My commission expires: 8-2003



K21.