



After recording return to:

Lawrence W. Powers

1242 Lynnewood Blvd.

Klamath Falls, OR 97601

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

Lawrence W. Powers

1242 Lynnewood Blvd.

Klamath Falls, OR 97601

Escrow No. K58505S

Title No. K58505-S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 25945

State of Oregon, County of Klamath

Recorded 04/30/2002 2:15 p.m.

Vol M02. Pg 25945

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'02 APR 30 PM3:15

### STATUTORY WARRANTY DEED

John P. Stalpes and Margaret L. Stalpes, as tenants by the entirety, Grantor, conveys and warrants to Lawrence W. Powers and Alla V. Powers, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 6, Block 3, Tract 1091, Lynnewood, in the City of Klamath Falls, Klamath County, Oregon, 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 \$155,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 30<sup>th</sup> day of April, 2002

John P. Stalpes  
John P. Stalpes

Margaret L. Stalpes  
Margaret L. Stalpes

STATE OF OREGON

County of Klamath } ss.

This instrument was acknowledged before me on this 30<sup>th</sup> day of April, 2002  
by John P. Stalpes and Margaret L. Stalpes



Stacy Hilferty  
Notary Public for Oregon

My commission expires: 8-2-03

K21