



After recording return to:
Brian Michael Van Rooyen
2435 Reclamation Avenue
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Brian Michael Van Rooyen
2435 Reclamation Avenue
Klamath Falls, OR 97601

Escrow No. K58482S
Title No. K58482-S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 28154

State of Oregon, County of Klamath
Recorded 05/10/2002 1:57 p.m.
Vol M02, Pg 28154
Linda Smith, County Clerk
Fee \$ 91.00 # of Pgs 1

'02 MAY 10 PM1:57

STATUTORY WARRANTY DEED

Gary P. Spears and Cheri Spears, as tenants by the entirety; Grantor, conveys and warrants to Brian M. Van Rooyen and Christy L. Van Rooyen, as tenants by the entirety; Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 727 in Block 129 Mills 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 \$49,900.00 (Here comply with the requirements of ORS 93.030)

Dated this 09th day of May, 2002

Gary P. Spears
Gary P. Spears

Cheri Spears
Cheri Spears

STATE OF OREGON
County of Klamath } ss.

This instrument was acknowledged before me on this 09th day of May, 2002
by Gary P. Spears and Cheri Spears

[Signature]
Notary Public for Oregon

My commission expires: 8-2-03



K21