



After recording return to:

Gary P. Spears  
5851 Ferndale Place  
Klamath Falls, OR 97603

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

Gary P. Spears  
5851 Ferndale Place  
Klamath Falls, OR 97603

Escrow No. K58873S

Title No. K58873-S

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 06/25/2002 3:54 p. m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

02 JUN 25 PM 3:54

### STATUTORY WARRANTY DEED

Victor Ross Bennett and Deanna Lynn Bennett, as tenants by the entirety, Grantor, conveys and warrants to Gary P. Spears and Cheri M. Spears, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 42 in Block 4 of Tract 1299-Second Addition to Ferndale, 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 \$116,900.00 (Here comply with the requirements of ORS 93.030)

Dated this 25th day of June, 2002

Victor Ross Bennett

Victor Ross Bennett

Deanna Lynn Bennett

Deanna Lynn Bennett

STATE OF OREGON

County of Klamath } ss.

This instrument was acknowledged before me on this 25th day of June, 2002  
by Victor Ross Bennett and Deanna Lynn Bennett



Stacy Hilferty  
Notary Public for Oregon  
My commission expires: 8-2-03

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