



After recording return to:

Paula Pence

6415 Apaloosa

Klamath Falls, OR 97603

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

Paula Pence

6415 Apaloosa

Klamath Falls, OR 97603

Escrow No. K59093S

Title No. K59093-S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 42387

State of Oregon, County of Klamath

Recorded 07/29/2002 11:13 a m.

Vol M02. Pg 42387-88

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

'02 JUL 29 AM 11:13

STATUTORY WARRANTY DEED

Gerrin P. DeGroot, Grantor, conveys and warrants to Paula Pence and Conrad Pence, as tenants by the entirety; Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Attached Exhibit "A" Legal Description

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 \$65,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 26th day of July, 2002

Gerrin P. DeGroot

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 26th day of July, 2002
by Gerrin P. DeGroot

Notary Public for Oregon

My commission expires: 8-2-03



K26

EXHIBIT "A"
LEGAL DESCRIPTION

The Easterly 15.14 feet off the Easterly side of Lot 6 and the Westerly 22.4 feet off the Westerly side of Lot 7, Block 8 of Original Town of Klamath Falls, Oregon, more particularly described as follows: Beginning at a point on the Southerly line of High Street, distant 15.14 feet Southwesterly from the corner common to Lots 6 and 7 of said Block 8; thence Northeasterly along the Southerly line of High Street 37.54 feet; thence Southeasterly and at right angles to High Street 120 feet; thence Southwesterly and parallel with High Street 37.54 feet; thence Northwesterly and at right angles with High Street 120 feet to the point of beginning.