



After recording return to:

Patsy S. Smith

2545 Reclamation Ave.
Klamath Falls, OR 97601

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

Patsy S. Smith

2545 Reclamation Ave.
Klamath Falls, OR 97601

Escrow No. K59445S

Title No. K59445-S

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 10/24/2002 3:22 P m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'02 OCT 24 PM3:32

STATUTORY WARRANTY DEED

Stuart James Fellbaum II, Grantor, conveys and warrants to Patsy S. Smith and Tom L. Smith as husband and wife, as to an undivided 1/2 interest and Gloria J. Valentine and Marvin R. Valentine, as husband and wife as to an undivided 1/2 interest

, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 719 in Block 129 of 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 \$64,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 24th day of October, 2002

[Signature]
Stuart James Fellbaum II

STATE OF OREGON

County of Klamath } ss.

This instrument was acknowledged before me on this 24 day of October, 2002
by Stuart J. Fellbaum II

[Signature]
Notary Public for Oregon

My commission expires: 8203

