

03 MAY 23 AM 11:09

Vol M03 Page 35138



After recording return to:
Bill C. Wall and Sandra L. Wall
~~1144 Kane Street~~
Klamath Falls, OR 97603

PO BOX JA
97602

Until a change is requested all tax statements
shall be sent to the following address:
Bill C. Wall and Sandra L. Wall
~~1144 Kane Street~~
Klamath Falls, OR 97603

SAME

File No.: 7021-165802 (SAC)
Date: May 20, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 05/23/2003 11:09 a. m.
Vol M03 Pg 35138-39
Linda Smith, County Clerk
Fee \$ 26 # of Pgs 2

STATUTORY WARRANTY DEED

Keith Laverne Spickler and Delores Edna Spickler as tenants by the entirety, Grantor, conveys and warrants to **Bill C. Wall and Sandra L. Wall as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The South one-half of Tract 27, Fair Acres No. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the Easterly 5 feet thereof conveyed to Klamath County for road purposes.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 **\$72,500.00**. (Here comply with requirements of ORS 93.030)

K26.

35139

APN: 449866

Statutory Warranty Deed
- continued

File No.: 7021-165802 (SAC)
Date: 05/20/2003

Keith Laverne Spickler
Keith Laverne Spickler

Delores Edna Spickler
Delores Edna Spickler

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 2nd day of May, 2003
by **Keith Laverne Spickler and Delores Edna Spickler.**

[Signature]
Notary Public for Oregon

My commission expires: 8-2-03

