

08 JUL 11 PM 3:50

MT- 59363 KR

THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

KEVIN T. SPENCER

858 ROSEMONT COURT

KLAMATH FALLS, OR 97603

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

KEVIN T. SPENCER

858 ROSEMONT COURT

KLAMATH FALLS, OR 97603

Escrow No. MT59363-KR

Title No. _____

State of Oregon, County of Klamath

Recorded 07/11/2003 3:50 p m.

Vol M03 Pg 48545

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

M. L. STEWART, INC., AN OREGON CORPORATION,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

KEVIN T. SPENCER and CAROL M. SPENCER, as tenants by the entirety

Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

Lot 23, TRACT NO. 1344 SEVENTH ADDITION TO NORTH HILLS PHASE 1, according to
the official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon.

KEY #885345

ACCT #3809-036BC-01700

Grantor is lawfully seized in fee simple on the above granted premises, SUBJECT
TO: all those items of record if any, as of the date of this deed and those
shown below, if any:

and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$ 181,312.00.

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.

Dated this 9th day of July, 2003.

M. L. STEWART, INC., AN OREGON
CORPORATION

BY: Gary L. Stewart
GARY L. STEWART, VICE PRESIDENT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 9, 2003 by GARY
L. STEWART, VICE PRESIDENT OF M.L. STEWART, INC., AN OREGON CORPORATION.

Kristil L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2003



21-M