

03 JUL 16 PM 3:51

MTT - 61476 TM

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

DANIEL M. SPENCER

60946 Onyx St.

Bend, OR 97702

State of Oregon, County of Klamath

Recorded 07/16/2003 3:51 P.M.

Vol M03 Pg 49987

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

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

DANIEL M. SPENCER

60946 Onyx St.

Bend, OR 97702

Escrow No. MT61476-TM

## WARRANTY DEED

HAROLD E. CLAWSON and ANITA F. CLAWSON, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to DANIEL M. SPENCER and PAMELA 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:

The Southerly 1/2 of Lot 2, and all of Lot 3 in Block 7 of FAIRVIEW ADDITION NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Grantor is lawfully seized in fee simple on the above granted premises and 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 \$106,000.00.

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 15 day of May, 2003

Harold E. Clawson  
HAROLD E. CLAWSON

Anita F. Clawson  
ANITA F. CLAWSON

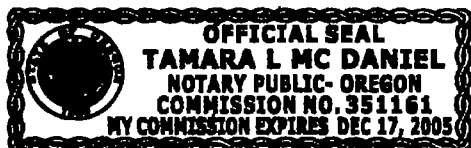
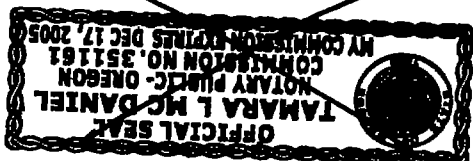
State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 15, 2003 by HAROLD E. CLAWSON and ANITA F. CLAWSON.

Jan

Tamara L. McDaniel  
(Notary Public for Oregon)

My commission expires 12/17/05



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