

03 JUL 24 PM 2:55

Aspen 57311

After Recording Return to:
WILLIAM D. SMALLWOOD
DENISE M. SMALLWOOD
1203 Carlyle Street
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 07/24/2003 2:57 p m
Vol M03 Pg 52384
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:
WILLIAM D. SMALLWOOD
DENISE M. SMALLWOOD
1203 Carlyle Street
Klamath Falls, OR 97601

WARRANTY DEED
(INDIVIDUAL)

BETTY J ABBOTT, herein called grantor, convey(s) to WILLIAM D. SMALLWOOD and DENISE M. SMALLWOOD, HUSBAND AND WIFE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 13, 14 and 15, Block 32, SECOND ADDITION TO KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of vacated Pierce Street and Alley located in Block 32, adjoining that inured thereto by Ordinance #6642, recorded November 12, 1992 in Book M-92 at Page 26874.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$68,500.00.
(here comply with the requirements of ORS 93.930)

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 7/21/03

Betty J Abbott
BETTY J ABBOTT

STATE OF OREGON, County of Klamath) ss.

On July 21, 2003 personally appeared the above named BETTY J ABBOTT and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:

Before me: Vickie Blankenburg
Notary Public for Oregon
My commission expires: 7/01/05

Aspen
TITLE & ESCROW, INC.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00057311

Official Seal



21A