



MTC- 62585 PS

Vol M03 Page 71059

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

PETER D. BROOKS

PO BOX 317

Sprague River, OR 97639

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

PETER D. BROOKS

PO Box 317

Sprague River, OR 97639

Escrow No. MT62585-PS

State of Oregon, County of Klamath
Recorded 09/23/03 3:15 p. m
Vol M03 Pg 71059
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

B. THOMAS BELL, ALSO KNOWN AS BRAD T. BELL, Grantor(s) hereby grant, bargain, sell, warrant and convey to PETER D. BROOKS and JULIA K. STUBBS-BROOKS, husband and wife, 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:

Lots 18 through 30, Block 1 of SPRAGUE RIVER VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Account #3610-010D0-3300, 2100, 2200, 2300, 2400, 2500, 2700, 2800, 2900

TOGETHER WITH A 12/20TH INTEREST IN LOT 14 OF SAID SUBDIVISION.

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 \$185,000.00.

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 23 day of Sept, 03.

B. Thomas Bell
B. THOMAS BELL



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept 23, 2003 by B. THOMAS BELL, ALSO KNOWN AS BRAD T. BELL.

Pamela J. Spencer
(Notary Public for Oregon)

My commission expires 8/16/2004

21.00