

'03 NOV 6 AM 9:49

State of Oregon, County of Klamath
Recorded 11/06/03 9:49a m
Vol M03 Pg 82598-82600
Linda Smith, County Clerk
Fee \$ 2.10 # of Pgs 3

GRANTOR'S NAME AND ADDRESS:
Mercedes Sperling
1800 North 4th Street, Space 31
Lakeview, OR 97630

GRANTEE'S NAME AND ADDRESS:
Dale M. Lewis & Kayoko Lewis
304 North Sandhill Road
Las Vegas, NV 89110

AFTER RECORDING RETURN TO:
James C. Lynch
P. O. Box 351
Lakeview, OR 97630

SEND TAX STATEMENTS TO:
Phillip A. & Marilyn M. Thomas
P. O. Box 83
Bly, OR 97622

STATE OF OREGON,)
) ss.
County of _____)
I certify that the within instrument was received
for record on the _____ day of _____,
_____ at _____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page _____ and/or
as fee/file/instrument/microfilm/reception No. _____
Records of said County.
Witness my hand and seal of County affixed.

Name Title

By: _____ Deputy

SPECIAL WARRANTY DEED

MERCEDES SPERLING, hereinafter called the grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DALE M. LEWIS and KAYOKO LEWIS, husband and wife, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See Exhibit "A" attached

TAX INFORMATION: Map No. R-3714-003AB-00100

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every party and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$43,000.00.

In construing this deed, where the context so requires, the singular includes the plural.


THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

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.

Her X Mark
Mercedes Sperling

Tracy D. Hayes
Julie A. Albertson

Personally appeared this 4th day of November, 2003, the above named MERCEDES SPERLING, TRACY HAYES, and JULIE A. ALBERTSON, and the above named MERCEDES SPERLING signed by her mark and acknowledged the foregoing instrument to be her voluntary act and deed and the above named two witnesses, being duly sworn by me, depose and say: That MERCEDES SPERLING was unable to write her name and executed the foregoing instrument by her mark and that they were present and had seen her so sign her mark and that the signature by mark was the voluntary act and deed of MERCEDES SPERLING



James C. Lynch

 Notary Public for Oregon
 My Commission Expires April 15, 2004

PARCEL 1:

Lots 1 and 2 in Block 3 of Bly, Oregon, and also the following described real property in Klamath County, Oregon, to wit:

Beginning at the Southwest corner of said Lot 1; thence along the Westerly line of said Lot, North 2° 47' East 36 feet, more or less to the Southerly line of that certain parcel of land, which is more particularly described in that certain Deed to Clara Tayler, which is recorded in Volume 44 at page 341 of Klamath County Deed Records; thence Westerly along the Southerly line of the parcel of land described in said Deed 50 feet, more or less to the Easterly line of that certain parcel of land described in Deed to Mary L. Kilgore, which is recorded in Volume 62 at page 439 of Klamath County Deed records; thence Southerly along the Easterly line of the parcel of land described in last above described deed and along said line extended Southerly, 20 feet; thence South 79° 40' East 51.75 feet, more or less to the point of beginning, being a portion of Lot 2, Section 3, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

A tract of land situated in the NE¼ of Section 3, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point that is 1396 feet West and 30 feet South of the Northeast corner of said Section 3; thence South 100 feet to the Southeast corner of the property described in Deed Volume 44, page 341, Records of Klamath County; thence West 50 feet to the Southwest corner of the property described in Deed Volume 44, page 341; thence South 20 feet to a point; thence West 105 feet more or less to the East line of Elder Street; thence North along said East line of Elder Street to the South boundary of Marvin Street; thence East 155 feet more or less to the point of beginning; also that portion of Marvin Street lying South of the centerline of Marvin Street, East of Elder Street and Southwesterly of Oregon State Highway #140, excepting therefrom any portion lying within the right-of-way of the Klamath Falls-Lakeview Highway, subject to those certain easements, reservations, restrictions and rights of way of record or apparent on the ground including but not limited to the following:

1. City liens, if any, due to the Town of Bly
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Encroachment of a house over the most Easterly line as disclosed by Survey recorded with Deed in Volume M72, page 13883, Microfilm Records of Klamath County, Oregon.