



WJC - 64023 TM

Vol M04 Page 11890

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

PAUL W. DAVENPORT

1961 PAINTER STREET

KLAMATH FALLS, OR 97601

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

PAUL W. DAVENPORT

1961 PAINTER STREET

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 03/01/2004 3:12 P mVol M04 Pg 11890-91

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Escrow No.

MT64023-TM

## STATUTORY WARRANTY DEED

SUSANN P. SPRATT, Grantor(s) hereby convey and warrant to PAUL W. DAVENPORT, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$130,000.00.

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<sup>rd</sup> day of February, 2004.

Susan P Spratt  
SUSANN P. SPRATT

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on February 23, 2004 by SUSANN P. SPRATT.

Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2007



*WJC*

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lots 21 and 22 in Block 13 of HILLSIDE ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the Southwest 30 feet of Lot 21, conveyed by Deed dated February 20, 1951, recorded February 24, 1951 in Deed Volume 245, page 426, Records of Klamath County, Oregon.

Account No.: 3809-028BB-09900-000

Key No.: 187434