



WT-64143 TM

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

LARRY D. SPROUT

2909 CORVALLIS STREET PO BOX 363
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 03/12/2004 3:15 p m

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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:

LARRY D. SPROUT

2909 CORVALLIS STREET PO BOX 363
KLAMATH FALLS, OR 97601

Escrow No. MT64143-TM

STATUTORY WARRANTY DEED

ALBERTO BELLO, JR. and BARBARA ANN BELLO, as tenants by the entirety, Grantor(s) hereby convey and warrant to LARRY D. SPROUT and ROXANNE W. SPROUT, as tenants by the entirety, 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:

Lots 7 and 8, Block 10, KLAMATH LAKE ADDITION to The City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax Account No.: 3809-019DB-05300-000

Key No.: 437263

Tax Account No.: 3809-019DB-05400-000

Key No.: 437245

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 \$154,500.00.

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 8 day of March 2004

Alberto Bello Jr
ALBERTO BELLO, JR.

Barbara Ann Bello
BARBARA ANN BELLO

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 8, 2004 by ALBERTO BELLO, JR. and BARBARA ANN BELLO.



Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05

2/10 PM