

05 JUN 15 PM 03:03

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After Recording Return to:

Carroll Spangler

Patricia A. Spangler

3227 Altamont Dr.
Klamath Falls, Or. 97603

Until a change is requested all tax statements

Shall be sent to the following address:

Same as above

State of Oregon, County of Klamath

Recorded 06/15/05 3:03 p m

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Aspen 61574ms
WARRANTY DEED
(INDIVIDUAL)

SUSAN KROUSE, herein called grantor, convey(s) to CARROLL SPANGLER AND PATRICIA A. SPANGLER, HUSBAND AND WIFE, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

~~Lot 179, OLD GAY PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon~~ AS

~~CODE 007 MAP 3909-007BC/VL 00303 // KEN#881009~~

See legal description attached hereto and made a part hereof

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 \$65,000.00. Execution of this Deed directly to the Grantee named is at the direction of Old Republic Exchange Facilitator Company as part of a tax deferred exchange for the benefit of said Grantee
(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 June 13, 2005.

SUSAN KROUSE

Susan Krouse by Billie Kezer her attorney in fact
BY BILLIE KEZER, HER ATTORNEY
IN FACT

STATE OF OREGON, County of KLAMATH) ss.

On June 14, 2005 personally appeared the above named Billie Kezer as Attorney in Fact for Susan Krouse and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00061574

Before me: Marlene T. Addington
Notary Public for Oregon
My commission expires: 3-22-2009

Official Seal



45097

Exhibit A

Lots 8 and 9, Block 2, KLAMATH LAKE ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-019DB TL 00800 KEY #436344