

mtc - 700068 MS



State Of Oregon, County Of Klamath

M05-61747

08/11/2005 02:36:59 PM

# Of Pages 2 Fee: \$26.00

After recording return to:

Daun Clasen

335 Mazama

Central Point, OR 97502

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

Daun Clasen

335 Mazama

Central Point, OR 97502

Escrow No. MT70068-MS

Title No. 0070068

SWD

### STATUTORY WARRANTY DEED

**Michael D. Spencer and Gloria J. Spencer, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Daun Clasen and Troy Clasen, 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:

**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 **\$112,500.00**.

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 10<sup>th</sup> day of August, 2005

Michael D. Spencer  
Michael D. Spencer

Gloria J. Spencer  
Gloria J. Spencer

State of Arizona  
County of Maricopa

This instrument was acknowledged before me on August 10<sup>th</sup>, 2005 by Michael D. Spencer and Gloria J. Spencer.

Monica G. Osuna  
(Notary Public)

My commission expires May 4<sup>th</sup>, 2008



260

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

**PARCEL 1:**

Lot 12, Block 4, TRACT NO. 1021, WILLIAMSON RIVER KNOLL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**PARCEL 2:**

Lot 14, Block 4, TRACT No. 1021, WILLIAMSON RIVER KNOLL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 1/80th interest in and to the following described property: The Easterly 60 feet of that portion of Government Lots 40, 41, 44 and 45, lying South of the Williamson River Knoll Subdivision, and North of the Williamson River, in Section 20, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.