



# Aspen

TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

Vol. M87 Page 14739

78192

CLINTON F. CURTIS and MARY H. CURTIS, husband and wife  
convey(s) to WAYMOUND T. SMITH and LOIS C. SMITH, husband and wife  
all that real property situated in the  
County of Klamath, State of Oregon, described as:

Lot 22, Block 19, SECOND ADDITION TO KLAMATH RIVER ACRES, in the County of  
Klamath, State of Oregon.

## SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of Second Addition to Klamath River Acres.
2. Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 801.340 Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes.
3. Subject to rules and regulations of Fire Patrol District.
4. Taxes for the year 1987-88 are now a lien but not yet payable.

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
AS SET OUT ABOVE

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 \$ 45,000.00. However, the actual consideration consists of or includes other property or value given or promised which is <sup>the whole</sup> ~~part of the~~ consideration (indicate which) (Delete between symbols; if not applicable. See ORS 93.030)

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

IN WITNESS WHEREOF, the grantor has executed this instrument this 5th day of August,

19 87.

*Clinton F. Curtis*  
*Mary H. Curtis*

STATE OF OREGON, County of Klamath )ss.

On this 17th day of August, 19 87.

Personally appeared the above named CLINTON F. CURTIS and MARY H. CURTIS,  
husband and wife and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me,

*Sandra Shadisher*  
Notary Public for Oregon  
My Commission Expires: 7/23/89

Clinton F. Curtis  
Mary H. Curtis

GRANTOR'S NAME AND ADDRESS

Waymound T. Smith  
Lois C. Smith

GRANTEE'S NAME AND ADDRESS

After recording return to:

Waymound T. &amp; Lois C. Smith

P. O. Box 1346

Battle Mountain, NV 89820

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 17th day of August, 19 87, at 10:54 o'clock A M., and recorded in book/reel/volume No. M87 on page 14739 or as document/fee/file/instrument/microfilm No. 78192, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By *Sam Smith* Deputy  
Fee: \$10.00

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