MOUNTAIN TITLE COMPANY

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KNOW ALL MEN BY THESE PRESENTS, That SMITH ENTERPRISES now known as M/M SMITH ENTERPRISES, a general partnership

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD R. DILL and LINDA S. DILL, husband and wife , *hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of* Klamath *and State of Oregon, described as follows, to-wit:*

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A parcel of land situated in the SE¼NW¼ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the center line of the Klamath Falls-Lakeview Highway on the South boundary line of the SE¼NW¼ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, 1063 feet East of the Southwest corner of said SE¼NW¼ of said Section 2; thence North 155 feet; thence East 82 feet; thence South 155 feet; thence West 82 feet to the point of beginning. SAVING AND EXCEPTING therefrom that portion conveyed to the State of Oregon, by and through its State Highway Commission in deed Volume 355, page 365, Deed Records of Klamath County, Oregon.

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Klamath County Tax Account #3909-02BD-3300 and #3909-02BD-3400.

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except all those of record and those apparent upon the land, if any, as of the date of this deed *and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.*

The true and actual consideration paid for this transfer, stated in terms of dollars, is $ 74,400.00 ~~XXXX