



WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:
REBECCA WHITNEY
GENE L. SMITH

*2245 W. 2nd St.
Klamath Falls, OR 97603*

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

THOMAS A. SIMS AND BONNIE SIMS, HUSBAND AND WIFE hereinafter *rw*
called grantor, convey(s) to REBECCA WHITNEY ~~and GENE L. SMITH,~~
~~not as tenants in common but with full rights of survivorship~~ *rw*
hereinafter called grantees, all that real property situated in
the County of KLAMATH, State of Oregon, described as:

All that portion of Lot 9, Block 5, MIDLAND, lying Easterly of the
right of way of U.S. Highway No. 97 and all of Lots 10, 11, 12, 13, 14,
and 15, Block 5, MIDLAND, EXCEPTING therefrom that portion conveyed
for right of way of U.S. Highway No. 97.

"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 covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 1) Easement, recorded
May 29, 1963 in Book 345 at page 506. 2) Contract, recorded
August 2, 1978 in Book M-78 at page 16759, which Grantee herein
does not assume nor agree to pay. 3) Contract, recorded August
2, 1978 in Book M-78 at page 16761, which Grantee herein does
not assume nor agree to pay. 4) Contract recorded September 22,
1981 in Book X-81 at page 16876, which Grantee herein does not
assume nor agree to pay. 5) 1988-89 taxes, a lien not yet
payable.

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
\$79,500.00.

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 18th day of August 1988.

Thomas A. Sims
THOMAS A. SIMS

Bonnie A. Sims
BONNIE SIMS

STATE OF OREGON, County of KLAMATH)ss.

On this 18th day of August, 1988,

Personally appeared the above named THOMAS A. SIMS AND BONNIE
SIMS and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me, *Barbara Shandscher*
Notary Public for Oregon
My Commission Expires: 7-31-89

NOTARY PUBLIC
STATE OF OREGON

18 JUL 19 1988

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 19th day
of Aug. A.D., 19 88 at 12:18 o'clock P. M., and duly recorded in Vol. M88,
of Deeds on Page 13457.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Mullins

SEP 19 1988