

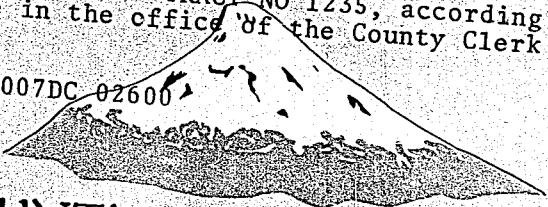
91783

WARRANTY DEED MTC 20344-5-7788 Page 15755

KNOW ALL MEN BY THESE PRESENTS, That DONALD J. LEGGET & ELIDA LEGGET, Husband & Wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TERRI L. SMITH and RANDALL B. JAMES, not as tenants in common, but with **, 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:

Lot 1, Block 4, BELLA VISTA - TRACT NO 1235, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax Account No 3507 007DC 02600



MOUNTAIN TITLE COMPANY

"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 covenants, conditions, restrictions, easements, those of record and apparent 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 \$ 20,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 21 day of September, 19 88 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath ss. September 21, 1988

Personally appeared the above named Donald J. Legget & Elida Legget

and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon My commission expires: 6-16-92

Donald J. Legget Elida Legget

STATE OF OREGON, County of ss. 19

Personally appeared and each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon My commission expires:

(OFFICIAL SEAL)

Legget 4801 Gaverne Klamath Falls OR 97603 GRANTOR'S NAME AND ADDRESS

Smith & James 1250 South Brookhurst #1103 Anaheim, CA 92804 GRANTEE'S NAME AND ADDRESS

After recording return to: Smith & James above address

NAME, ADDRESS, ZIP

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

Smith & James above address

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 22nd day of Sept., 19 88, at 3:36 o'clock P.M., and recorded in book M88 on page 15755 or as file/reel number 91783

Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk Recording Officer

By Paulene Mullenbaur, Deputy

Fee \$8.00