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MTC 20457

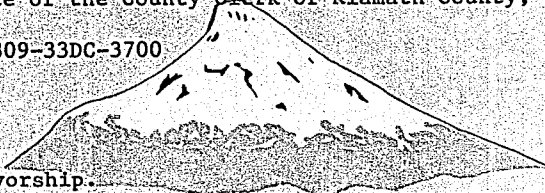
WARRANTY DEED

Vol. 2188 Page 16910

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM R. SMITH and MARY R. SMITH, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LEELA BENJAMIN and HELEN WOLTER, 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 3 in Block 202 of MILLS SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3809-33DC-3700



*the right of survivorship.

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

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 \$ 28,500.00. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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 17th day of October, 1988; 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)

William R. Smith

Mary R. Smith

Mary R. Smith

STATE OF OREGON

STATE OF OREGON

County of Klamath } ss.
October 7, 1988

County of Klamath } ss.
October 7, 1988

Personally appeared the above named
William R. Smith AND
Mary R. Smith

Personally appeared _____ and
_____, who, being duly sworn,
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 acknowledged the foregoing instrument to be their voluntary act and deed.

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.

Before me:
(OFFICIAL SEAL)

Before me:
(OFFICIAL SEAL)

Notary Public for Oregon

Notary Public for Oregon

My commission expires: 7-6-90

My commission expires:

Wm. R. & Mary R. Smith
6306 Harlan St.
Klamath Falls OR 97603
GRANTOR'S NAME AND ADDRESS
Leela Benjamin Helen Wolter
2325 Dorsey Ave
Klamath Falls OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal Svc
540 Main St
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 7th day of Oct., 1988, at 3:58 o'clock P.M., and recorded in book M88 on page 16910 or as file/reel number 92427.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Oauline Mueland Deputy

Fee \$8.00