



Aspen

TITLE & ESCROW, INC.

#02033112

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:

RUDY SMIDT

ELAINE SMIDT

731 Rose Street

Klamath Falls, OR 97601

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

LEROY C. LIES and RUTH ANN LIES, husband and wife, hereinafter
called GRANOR(S), convey(s) to RUDY SMIDT and ELAINE SMIDT,
husband and wife, hereinafter called GRANEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

The South Half of Lot 1, Block 1, SHIVES ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

"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) Regulations,
including levies, liens and utility assessments of the City of
Klamath Falls. 2) Conditions and restrictions as shown on the
recorded plat of Shives Addition,

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
\$35,000.00.

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 1st day of February, 1989.

Leroy C. Lies
LEROY C. LIES

Ruth Ann Lies
RUTH ANN LIES

STATE OF OREGON, County of Klamath)ss.

February 3, 1989.

Personally appeared the above named LEROY C. LIES and RUTH ANN
LIES and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me, Darlene T. Addington
Notary Public for Oregon

My Commission Expires: March 22, 1989.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 7th day
of Feb. A.D., 19 89 at 8:40 o'clock AM., and duly recorded in Vol. M89,
of Deeds on Page 2294.

FEE \$8.00

Evelyn Biehn, County Clerk

By Darlene T. Addington

1989 FEB 7 AM 8 40