

#01033753
WARRANTY DEED

AFTER RECORDING RETURN TO:
Mr. and Mrs. Duane R. Smith
P.O. Box
Keno, Oregon 97627

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

CHARLES W. HEMPLE and ELVIRA E. HEMPLE, husband and wife,
hereinafter called GRANTOR(S), convey(s) to DUANE R. SMITH and
CAROL A. SMITH, husband and wife, hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:

LOT 10 in BLOCK 28, FIFTH ADDITION TO KLAMATH RIVER ACRES, in the County
of Klamath, State of Oregon.

TAX ACCOUNT INFORMATION; CODE 21 MAP 4008-68B TL 2700

"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." *DKS*

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except:

1. Taxes for the fiscal year 1989-'90, a lien not yet payable.
2. Conditions and restrictions as shown on the recorded plat of
Fifth Addition to Klamath River Acres.
3. Subject to rules and regulations of Fire Patrol District.

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
\$32,500.00.

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 5th day of September, 1989.

Charles W. Hemple
CHARLES W. HEMPLE

Elvira E. Hemple
ELVIRA E. HEMPLE

STATE OF OREGON, County of Klamath) ss.

September 21, 1989.

Charles W. Hemple personally appeared the above named CHARLES W. HEMPLE and ELVIRA
E. HEMPLE, and acknowledged the foregoing instrument to be
their voluntary act and deed.

Before me, *Marlene Y. Addington*
Notary Public for Oregon

My Commission Expires: 3-22-93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.
of Sept. A.D., 19 89 at 10:48 o'clock A M., and duly recorded in Vol. M89 day
of Deeds on Page 18090.

FEE \$8.00

Evelyn Biehn, County Clerk

By *Pauline M. Mendenhall*

89 SEP 26 AM 10 48