

KNOW ALL MEN BY THESE PRESENTS, That

PRESTON N. SHELTON and JUDY SHELTON as

tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DUANE W. SMITH and KAREN S. SMITH, husband and wife

, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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 4 in Block 1 of TRACT 1067, THE HIGHLANDS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Tax Account No: 3910 01060 01300

MOUNTAIN TITLE COMPANY

100 FEB 9 PM 12 46

"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 and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land, if any, as of the date of this deed 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 \$ 25,000.00

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 9 day of February, 19 90; 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.

Preston N. Shelton  
Preston N. Shelton

Judy Shelton  
Judy Shelton

STATE OF OREGON, )  
County of Klamath ) ss.  
February 9, 19 90

Personally appeared the above named  
Preston N. Shelton  
Judy Shelton

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

Conrad M. Nielsen  
Before me: Conrad M. Nielsen  
(OFFICIAL) NOTARY PUBLIC - OREGON  
SEAL) My Notary Public for Oregon  
My commission expires: 11/30/94

STATE OF OREGON, County of ) ss.  
February 9, 19 90

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 \_\_\_\_\_, a corporation, 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)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

Preston & Judy Shelton	7441 Tingley Lane	Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS		
Duane W. & Karen S. Smith	P.O. Box 666	Glendale, OR 97442
GRANTOR'S NAME AND ADDRESS		
Duane W. & Karen S. Smith	P.O. Box 666	Glendale, OR 97442
NAME, ADDRESS, ZIP		
Until a change is requested all tax statements shall be sent to the following address:		
Duane W. & Karen S. Smith	P.O. Box 666	Glendale, OR 97442
NAME, ADDRESS, ZIP		

STATE OF OREGON, ) ss.  
County of Klamath )  
I certify that the within instrument was received for record on the 9th day of Feb., 19 90, at 12:46 o'clock P.M., and recorded in book M90 on page 2733 or as file/reel number 11195, Record of Deeds of said county.  
Witness my hand and seal of County affixed.  
Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline M. Nielsen Deputy