soen TITLE & ESCROW, INC.

Aspen 02035194 WARRANTY DEED

Vol. <u>M90 Page</u>\_9805

AFTER RECORDING RETURN TO: DAVID W. SMITH 4236 Altamont Drive Klamath Falls, OR 97603

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

ROBERT F. SMITH hereinafter called GRANTOR(S), convey(s) to DAVID W. SMITH hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 22 and the South 20 feet of Lot 21, CASITAS, in the County of Klamath, State of Oregon.

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"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) Conditions, Restrictions as shown on the recorded plat of Casitas. 2) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District. 3) Regulations including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District and as per Ordinance No. 29, recorded May 24, 1983 in book M-83 at page 8062 and as per Ordinance No. 30, recorded May 30. 1986 in Book M-86 at page 9346 and as per Ordinance No. 31, recorded January 6, 1988 in Book M-88 at page 207. 4) Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 801, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes. 5) Application and Agreement for Exemption from payment of assessments: Between: Robert Smith and Klamath Irrigation District recorded on March 17, 1987 in Book M-87 at page 4384. 6) Application and Agreement for Exemption from payment of assessments: Between Robert Smith and Klamath Irrigation District, recorded on March 17, 1987 in Book M-87 at page 4390.

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 \$13,001.00.

Y.

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 21 day of May, 1990. CHARLEY L

ROBERT F. SMITH Sec. Summing the second

STATE OF OREGON, County of KLAMATH)ss.

May 22 , 1990.

Personally appeared the above named ROBERT F. SMITH and acknowledged the foregoing instrument to be his voluntary act  $\partial \mathcal{RG} \mathbf{e}$ Continued on next page

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Klameth Falls, 08 97603 4240 Altamont Drive Visanth Calimon DAVID W. SKITH AFTER RECORDING RETURN TO:

TITLE & ESCROW, INC.

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STATEMENTS TO THE FOLLOWING ADDRESS UNTIL A CHANGE IS REQUESTED ALLERAN

ROBERT F. SMITH Receiverter called (RAHIOR(S), contry) to DAVID W. SMITH Receiver called ERANIEL(S), contry to the Property situated in the County of REARARY, state of Dream

Kleanth, State of Oregood. Lot 32 and the South 20 feet of Lot 21, CASIFIS, in the Loundy of

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APPROVED USES " VERSOESIVIE CITY OF COUNTY PLANNING DEPARTED VERTER "AMIS INSTRUMENT WILL NOT ALLON USE OF THE PROPERTY DESCRIPTION IN THIS INSTRUMENT IN VIOLATION OF APPLIEAGUE LAND USE CAME AND REGULATIONS, REFORE SIGNIME OR ACCEPTING THIS INSTRUMENT. WE PERSON AUDURING FEE TITLE IN THE PROPERTY SHOULD CHECK WITH THE ACCEPTIONS OF A DECOMPLY OF ANNUAL REAL OF AND ACCEPT

Restrictions as shown on the recorded plation cannot it is a construction of the including devices assessments, we can account of the including the including devices assessments, we can account the including levice, including levice, the incl and covenant(s) that graptor is the owner of the spore described property free of all engeabrances except I, fondation, Restrictions as shown on the recorded platial for

<u>AM., and duly recorded in Vol. <u>M90</u>,</u> Aspen Title Co. Filed for record at request of \_ \_ A.D., 19 \_\_90 \_\_at \_\_10:55 \_\_\_o'clock \_\_\_ May of on Page 9805 Deeds of . Evelyn Biehn . County Clerk By Dauline Mullindor \$33.00 FEE

WARRANIY DEED

STATE OF OREGON: COUNTY OF KLAMATH: ss.

in construing this deed and where the context surroutines the simulation includes the plutal

\$1:\*001.00; and the and actual consideration for the prime for the second se second sec

OF MUE SAVEREDE, the grantor has executed into instruction

Before no: <u>Xundia Mandse</u> Notary-Publid for OREGON My Compigsion Expires: 7-33

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acknowledged the foregoing instrumunt in section volumtary act  $\mathbf{B8Ce}$ Personally copeared the showe named ROBERT F - SWICH and