

AFTER RECORDING RETURN TO:

AL SMITH

149 S. Main Street
Phoenix, OR 97535

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

GLADYS THOMPSON hereinafter called GRANTOR(S), convey(s) to AL SMITH hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

A tract of land situated in the NW 1/4 of Section 10 Twp. 36 S, R6E, W.M. more particularly described as follows: Beginning at an iron pin on the Easterly boundary of the Klamath Falls-Rocky Point highway, said point being North 20 degrees 53' West along said boundary a distance of 226.9 feet from the Northwest corner of Lot 26, Frontier Tracts; thence North 89 degrees 17' East parallel with the North boundary of said Lot 26 a distance of 138.6 feet to an iron pin; thence N. 0 degrees 25' East a distance of 114.50 feet to an iron pin; thence South 89 degrees 16' West a distance of 181.9 feet to an iron pin on the Easterly boundary of said highway; thence South 20 degrees 53' E. along the Easterly boundary of said highway to the point of beginning.

RESERVING unto the Grantor an easement for ingress and egress over the Southerly 20 feet of the above described property.

"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 covenants, conditions restrictions, reservations, rights, rights of way, and easement of record.

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 \$6,899.00.

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 June, 1990.

Gladys Thompson
GLADYS THOMPSON

STATE OF OREGON, County of Klamath ss.

June 5, 1990.

Personally appeared the above named GLADYS THOMPSON and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me, Sandra Handrahes
Notary Public for OREGON

My Commission Expires: 7-33-93

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 19th day
of June A.D., 19 90 at 11:29 o'clock AM., and duly recorded in Vol. M90
of Deeds on Page 11982.

FEE \$33.00

Evelyn Biehn, County Clerk

By Pauline Mulendore