



21025

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#01035577  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
MR. AND MRS. LARRY E. SMITH  
24990 Schuyler Road  
Klamath Falls, OR 97603

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

CLAUDE E. SMITH and DORA A. SMITH, husband and wife, hereinafter  
called GRANTOR(S), convey(s) to LARRY E. SMITH and SUZANNE K.  
SMITH, husband and wife, hereinafter called GRANTEE(S), all that  
real property situated in the County of KLAMATH, State of  
Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN...

"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, easements of  
records and 1990-91 taxes, a lien not yet payable,

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  
love and affection.

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 3rd day of October 1990.

Claude E. Smith  
CLAUDE E. SMITH

Dora A. Smith  
DORA A. SMITH

STATE OF OREGON, County of KLAMATH, ss.

October 3, 1990

Personally appeared the above named CLAUDE E. SMITH and DORA A.  
SMITH, husband and wife, and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me: Charles L. Alden  
Notary Public for Oregon  
My Commission Expires: 3-22-93

20056

## EXHIBIT 'A'

A tract of land situated in the SE 1/4 of Section 11, Township 40 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Southwest corner of said SE 1/4 of Section 11; thence North 00 degrees 12' 25" East on the West line of said SE 1/4, 1980.60 feet; thence South 89 degrees 04' 59" East, 1301.61 feet; thence North 00 degrees 14' 48" East, 580.98 feet to the Southwesterly line of Schaupp Road; thence Southeasterly on said Southwesterly line the following courses and distances: on the arc of a 234.63 foot radius curve to the left, 16.59 feet; North 89 degrees 30' 20" East, 364.88 feet; on the arc of a 328.10 foot radius curve to the right, 256.16 feet; South 45 degrees 45' 40" East, 511.60 feet; thence leaving said Southwesterly line South 05 degrees 15' 44" West, 368.39 feet; thence South 51 degrees 28' 17" West, 473.62 feet; thence South 00 degrees 16' 01" West, 138.20 feet; thence North 89 degrees 04' 54" West, 325.29 feet; thence South 00 degrees 15' 24" West, 1320.47 feet to the South line of said SE 1/4; thence North 89 degrees 04' 44" West on said South line, 1550.97 feet to the point of beginning.

CODE 111, MAP 4011 TL 2100 (Covers additional property)

STATE OF OREGON: COUNTY OF KLAMATH: 11

Filed for record at request of Aspen Title Co. the 4th day  
of Oct. A.D. 19 90 at 10:44 o'clock A.M. and duly recorded in Vol. M90  
of Deeds in Page 20055  
By Evalyn B. John County Clerk  
Pauline M. Muesel

FEES \$33.00