

02036108
WARRANTY DEED

AFTER RECORDING RETURN TO:
BARBARA L. SMITH
3945 La Marada Wy
Klamath Falls, OR 97603

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

J.B. BISHOP hereinafter called GRANTOR(S), convey(s) to BARBARA L. SMITH hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 5, Block 8, Tract 1152, NORTH HILLS, in the County of Klamath, State of Oregon.

CODE 63 MAP 3809-35AA TL 600

"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) Regulations, including levies, liens and utility assessments of the City of Klamath Falls. 2) Conditions, Restrictions as shown on the recorded plat of North hills. 3) Easement, including the terms and provisions thereof: For: 25 foot side right of way for electrical transmission lines across the SE 1/4 NE 1/4 Sec. 35, Twp 38 S., R. 9 EWM.; Granted to: The California Oregon Power Company, A California Corporation; Recorded on November 9, 1953 in Book 264 at page 26 (No exact location given).

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 \$13,000.00.

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 6th day of February, 1991.

J.B. Bishop
J.B. BISHOP

STATE OF OREGON, County of KLAMATH)ss.

February 14, 1991.

Personally appeared the above named J.B. BISHOP and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Sandra Henderson
Notary Public for OREGON
My Commission Expires: 7-23-93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 19th day of Feb. A.D. 19 91 at 10:33 o'clock A M., and duly recorded in Vol. M91 of Deeds on Page 2930.

FEE \$28.00

Evelyn Biehn - County Clerk
By Pauline Mulendore

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