

02036070 WARRANTY DEED

AFTER RECORDING RETURN TO: STANLEY C. SMITH 5480 Liberty Ave Klamath FAlls DR 97603

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

ERIC M. SPIESS AND MELADEE DODDS DBA M & E ENTERPRISES OF GALT WHO ACQUIRED TITLE AS M & E BUILDING ENTERPRISES hereinafter called GRANTOR(S), convey(s) to STANLEY C. SMITH hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 8, Block 3, TRACT NO. 1096, AMERICANA, in the County of Klamath, State of Oregon.

CODE 218 MAP 3909-14DA TL 4500

"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 fo Klamath Falls. 2) Conditions, Restrictions as shown on the recorded plat of Tract No. 1096, Americana. 3) Declaration of Conditions and Restrictions but omitting any restrictions based on race, color, religion or national origin appearing of record: Recorded on July 2, 1990 in book M-90 at page 13054.

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 99,900.00.

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 19TH DAY OF FEBRUARY, 1991.

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DBAVM & E ENTERPRISES OF GALT

Sacromento) ss. STATE OF CALIFORNIA, County of 27 __, 1991.

Personally appeared the above named ERIC M. SPIESS AND MELADEE DODDS DBA M & E ENTERPRISES OF GALT and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me: (TERRY PARLIR) M Notary Public for CALIFORNI My Commission Expires: March 24. 1992







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