

28378

## WARRANTY DEED

Vol. m91 Page 7170

KNOW ALL MEN BY THESE PRESENTS, That ERIC M. SPIESS AND MELADEE DOBBS DBA M&E ENTERPRISES OF GALT WHO ACQUIRED TITLE AS M&E BUILDING ENTERPRISES hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LARRY SMITH AND SUZANNE SMITH, HUSBAND AND WIFE, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

LOT 15, BLOCK 3, TRACT NO. 1096, AMERICANA, in the County of Klamath, State of Oregon.

Code 218 Map 3909-14DA-5200

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 22,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 15 day of April, 1991; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

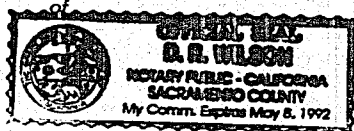
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

CALIFORNIA

STATE OF OREGON, County of Sacramento

This instrument was acknowledged before me on 4/13, 1991, by H. R. Wilson

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_



My commission expires \_\_\_\_\_ Notary Public for California

Eric M. Spiess & Meladee Dobbs  
219 Market Street  
Galt, California 95632

GRANTOR'S NAME AND ADDRESS

Larry & Suzanne Smith  
24980 Schaupp Road  
Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Larry & Suzanne Smith  
24980 Schaupp Road  
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 19th day of April, 1991, at 10:29 o'clock A.M., and recorded in book/reel/volume No. M91 on page 7170 or as fee/file/instrument/microfilm/reception No. 28378, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Rachelle Mullins Deputy

Fee \$28.00