

#04037529  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
BUSTER R. SMITH  
1802 Kimberly Dr. #B  
Klamath Falls, Oregon 97603

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

RICHARD C. BEISANG hereinafter called GRANTOR(S), convey(s) to  
BUSTER R. SMITH hereinafter called GRANTEE(S), all that real  
property situated in the County of Klamath, State of Oregon,  
described as:

The Northerly 30 feet of Lot 6 and the Southerly 30 Feet of Lot  
5 in Block 12, Fourth Addition to Winema Gardens, according to  
the official plat thereof on file in the office of the County  
Clerk, County of Klamath, State of Oregon

Tax Acct. No.: 143-3909-1AB-1200

Key No.: 503681

"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." *SRJ*

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 easements  
of record, if any, and apparent upon the land,

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  
\$58,500.00.

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 2nd day of October, 1991.

*Richard C. Beisang*  
RICHARD C. BEISANG

STATE OF OREGON, County of KLAMATH)ss.

October 3, 1991

Personally appeared the above named RICHARD C. BEISANG  
and acknowledged the foregoing instrument to be  
his voluntary act and deed.

Before me, *Darlene V. Aldington*  
Notary Public for Oregon  
My Commission Expires: 3-22-93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 4th day  
of Oct. A.D., 19 91 at 10:51 o'clock AM., and duly recorded in Vol. M91  
of Deeds on Page 20194.

FEE \$28.00

Evelyn Biehn - County Clerk  
By *Darlene V. Aldington*