

WARRANTY DEED

38295

KNOW ALL MEN BY THESE PRESENTS, That DIANE M. SMITH, CO-TRUSTEE and WILLIAM K. PARSONS, CO-TRUSTEE hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM C. SMITH, JR. and DIANE M. SMITH, husband and wife the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:

The East 50 feet of the North 53 feet of Lot 10 in Block 8 of ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

\*\* of the Ruby R. Parsons Living Trust u.d.d. January 29, 1991

"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."

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 and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed

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 \$ 20,500.00

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 5 day of December, 19 91; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,  
County of Klamath ss.  
December 5, 19 91

Personally appeared the above named  
DIANE M. SMITH, CO-TRUSTEE  
WILLIAM K. PARSONS, CO-TRUSTEE

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Linda L. Haug  
Notary Public for Oregon

My commission expires: 5-1-95



OFFICIAL SEAL  
LINDA L. HAUG  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 006457  
MY COMMISSION EXPIRES MAY 01, 1995

DIANE M. SMITH, CO-TRUSTEE, WILLIAM K. PARSONS and CO-TRUSTEE  
STATE OF OREGON, County of Klamath ss.

3823 BISBEE  
KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS  
WILLIAM C. SMITH, JR. and DIANE M. SMITH  
3823 BISBEE  
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS  
WILLIAM C. SMITH, JR. and DIANE M. SMITH  
3823 BISBEE  
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP  
WILLIAM C. SMITH, JR. and DIANE M. SMITH  
3823 BISBEE  
KLAMATH FALLS, OR 97603

Until a change is requested all tax statements shall be sent to the following address:  
WILLIAM C. SMITH, JR. and DIANE M. SMITH  
3823 BISBEE  
KLAMATH FALLS, OR 97603  
NAME, ADDRESS, ZIP

STATE OF OREGON, County of \_\_\_\_\_ ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_

\_\_\_\_\_, president, and by \_\_\_\_\_ secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_ (SEAL)  
My commission expires: \_\_\_\_\_

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 6th day of Dec., 19 91, at 9:34 o'clock A M., and recorded in book M91 on page 25473 or as file/reel number 38295.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline Muehlbauer Deputy

Fee \$28.00