

52216

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

OMAR VILLA and KATHRYN S. VILLA, husband and wife, hereinafter called grantor,
convey(s) to JAMES W. SMITH and FRANCES SMITH, husband and wife
all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 3, Block 1, LA WANDA HILLS, TRACT NO. 1002, in the County of Klamath,
State of Oregon. SAVING AND EXCEPTING THEREFROM that portion thereof,
conveyed to State of Oregon, by and through its Department of Transportation
Highway Division, by Deed recorded May 19, 1989 in Book M-89 at Page 8706.

CODE 20 MAP 3908-14DO TL 1400

"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 DEPART-
MENT TO VERIFY APPROVED USES."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY
DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLAN-
NING DEPARTMENT TO VERIFY APPROVED USES.

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 those apparent on 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 \$ 95,000.00. However, the actual con-
sideration consists of or includes other property or value given or promised which is the whole part of the consideration
(indicate which)° (Delete between symbols° if not applicable. See ORS 93.030)

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 9 day of October,
19 92.

Omar Villa
Omar Villa

Kathryn S. Villa
Kathryn S. Villa

STATE OF ARIZONA County of COCHISE ss.

OCTOBER 09, 19 92

Personally appeared the above named OMAR VILLA - KATHRYN S. VILLA and acknowledged the foregoing
instrument to be voluntary act and deed.

Before me:

Brenda M. Altamirano
Notary Public for ARIZONA

My Commission Expires: 7-30-1993

MY COMMISSION EXPIRES 7-30-1993

Omar Villa

Kathryn S. Villa

C/O KFFSL

GRANTOR'S NAME AND ADDRESS

James W. Smith

Frances Smith

C/O KFFSL

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal S&LA

2943 South Sixth Street

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Klamath First Federal S&LA

2943 South Sixth Street

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument
was received for record on the 12th day
of Oct., 19 92,
at 3:23 o'clock P. M., and recorded
in book/reel/volume No. M92 on
page 23860 or as document/fee/file/
Instrument/microfilm No. 52216,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Carolyn M. Nishinore Deputy

Fee \$30.00

FORM 685-2.5M