

K-44626

STATUTORY WARRANTY DEED (Individual or Corporation)

KENNETH E. ALLEN

conveys and warrants to RICKY LYNN SMITH AND TAMMY SMITH, HUSBAND AND WIFE the following described real property in the County of KLAMATH and State of Oregon.

THE NORTHERLY 72 FEET OF LOT 8 AND THE WESTERLY 5 FEET OF THE NORTH 72 FEET OF LOT 7, BLOCK 308, DARROW ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO:

- 1. RESERVATIONS AND RESTRICTIONS OR RECORD, RIGHTS OF WAY, AND EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.
2. TRUST DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED APRIL 15, 1980, IN VOLUME M80 PAGE 7046, MORTGAGE RECORDS OF KLAMATH COUNTY, OREGON, IN FAVOR OF ELVIRA ZALUNARDO, GINO ZALUNARDO, AND RAYMOND ZALUNARDO, WHICH TRUST DEED GRANTEE HEREIN AGREES TO ASSUME AND PAY ACCORDING TO THE TERMS AND PROVISIONS CONTAINED THEREIN.

This property is free of liens and encumbrances, EXCEPT:

AS SET FORTH HEREIN ABOVE.

The true consideration for this conveyance is \$ 28,000.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 2 day of November 19 92 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

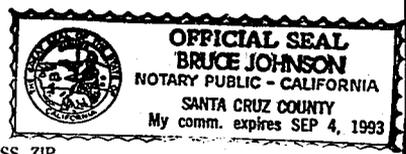
X Kenneth E Allen KENNETH E. ALLEN

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of Santa Cruz ss. The foregoing instrument was acknowledged before me this 2nd day of November 19 92 by Kenneth E Allen

STATE OF OREGON, County of ss. The foregoing instrument was acknowledged before me this day of 19 and by a corporation, on behalf of the corporation.

Notary Public for Oregon California My commission expires: Sept 4, 1993



After recording return to: NAME, ADDRESS, ZIP Mr. & Mrs. Ricky Lynn Smith 2300 Radcliffe Ave. Klamath Falls, Oregon 97601

STATE OF OREGON, County of Klamath ss. Filed for record at request of: Klamath County Title Co on this 4th day of Nov. A.D., 19 92 at 10:11 o'clock A.M. and duly recorded in Vol. M92 of Deeds Page 26029. Evelyn Biehn County Clerk By Deputy. Fee, \$30.00