



#01039336
WARRANTY DEED

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AFTER RECORDING RETURN TO:
Mr. and Mrs. James W. Smith
1945 Auburn
Klamath Falls, OR. 97601

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

WAYNE E. PHILLIPS and HELEN J. PHILLIPS, husband and wife,
hereinafter called GRANTOR(S), convey(s) to JAMES W. SMITH and
MARY ANNE SMITH, husband and wife, hereinafter called GRANTEE(S),
all that real property situated in the County of KLAMATH, State
of Oregon, described as:

Lots 19 and 20 in Block 40 of HOT SPRINGS ADDITION TO THE CITY
OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-28CA, Tax Lots 13400 and 13500.

"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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except:

- 1) Covenants, conditions, restrictions, reservations, rights,
rights of way and easements of record, if any, and
apparent upon the land.
- 2) Trust Deed, including the terms and provisions thereof,
recorded in Book M-92, Page 8249, in favor of Klamath
First Federal Savings & Loan Association, which Trust
Deed the Grantees herein DO NOT agree to assume and pay
and Grantors hold Grantees harmless therefrom.,

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
\$80,000.00.

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 5th day of January, 1993.

Wayne E. Phillips
WAYNE E. PHILLIPS

Helen J. Phillips
HELEN J. PHILLIPS

STATE OF OREGON, County of Klamath)ss.

On this 5th day of January, 1993, personally appeared the above
named WAYNE E. PHILLIPS and HELEN J. PHILLIPS and acknowledged
the foregoing instrument to be their voluntary act and deed.

Before me: W. L. Biehn
Notary Public for Oregon
My Commission Expires: March 22, 1993.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 6th day
of Jan. A.D. 19 93 at 10:43 o'clock A.M. and duly recorded in Vol. M93
of Deeds on Page 462.

FEE \$30.00

Evelyn Biehn County Clerk
By W. L. Biehn