

ALOR

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#03039830
WARRANTY DEED

AFTER RECORDING RETURN TO:

DAVID A. SMITH
GARY EPPERSON

P.O. Box 157
BONANZA, OR 97623

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

FRED J. JACOB and PATRICIA A. JACOB, husband and wife
hereinafter called GRANTOR(S), convey(s) to DAVID A. SMITH and
GARY EPPERSON, not as tenants in common but with full rights of
survivorship hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

Lots 1, 2 and 3, Block 18, FIRST ADDITION TO BONANZA, in the
County of Klamath, State of Oregon.

Code 11 Map 3911-10CA TL 900



"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 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
\$28,000.00.

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 26TH day of April 1993.

Fred J. Jacob
FRED J. JACOB

Patricia A. Jacob
PATRICIA A. JACOB

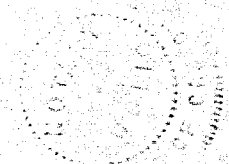
STATE OF OREGON, County of Klamath)ss.

On this 26TH day of April, 1993,

Personally appeared the above named FRED J. JACOB and PATRICIA
A. JACOB and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me:
Notary Public for Oregon
My Commission Expires:

Carole Johnson
1-15-94



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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 27th day
of April A.D., 19 93 at 9:13 o'clock A. M., and duly recorded in Vol. M93
of Deeds on Page 8943.

FEE \$35.00

Evelyn Biehn County Clerk

By Dorothy M. Mudd

