

64303

WARRANTY DEED  
MTC 30335-HF

KNOW ALL MEN BY THESE PRESENTS, That DUANE R. SMITH and CAROL A. SMITH, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by NORMAN PRARA and CAROL PRARA, husband and wife, hereinafter called 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:

Lot 10, Block 28, FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH a 1976 STATL MOBILE HOME with License Plate #X143970 which is situate on the real property described herein.

## MOUNTAIN TITLE COMPANY

"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 and that 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 \$ 36,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 8th day of July, 19 93; 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.

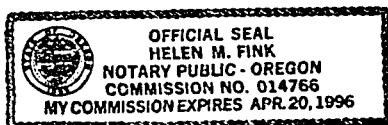
STATE OF OREGON,  
County of Klamath,  
July 8th, 19 93 ss.

Duane R. Smith  
DUANE R. SMITH  
Carol A. Smith  
CAROL A. SMITH

Personally appeared the above named  
DUANE R. SMITH  
CAROL A. SMITH

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

Before me: Helen M. Fink  
Notary Public for Oregon  
My commission expires:



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:

DUANE R. SMITH and CAROL A. SMITH  
P.O. BOX 445  
KLAMATH FALLS, OR 97601

NORMAN PRARA and CAROL PRARA  
PO Box 15  
KENO, OR 97627

NORMAN PRARA and CAROL PRARA  
PO Box 15  
KENO, OR 97627

NORMAN PRARA and CAROL PRARA  
PO Box 15  
KENO, OR 97627

STATE OF OREGON, ss.  
County of Klamath

I certify that the within instrument was received for record on the 8th day of July, 19 93, at 3:22 o'clock P.M., and recorded in book M93 on page 16422 or as file/reel number 64303.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Deborah M. Hinkley Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY