

OK 68769

SPECIAL WARRANTY DEED

Vol. m93 Page 25002

KNOW ALL MEN BY THESE PRESENTS, That DANIEL LEE SMITH

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto TAMM CARTER

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

REAL PROPERTY specifically described on the back of this deed.

SUBJECT TO: reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage.

Systematic and to said of opast, after 30 days of

To holding said 30 days, after 30 days of

to said 30 days, after 30 days of

to said 30 days, after 30 days of

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 200,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols (H), 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 13 day of September, 1993; 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.

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.

STATE OF OREGON, County of Klamath September 13, 1993

STATE OF OREGON, County of ss. 19

Personally appeared and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

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

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

Before me



OFFICIAL SEAL

MICHAEL RATLIFF

NOTARY PUBLIC - OREGON

COMMISSION NO. 015231

Notary Public for Oregon

My commission expires

Before me:

Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Daniel Lee Smith
Rt. 2 Box 21
Bonanza OR 97623

To
Tamm Carter
3939 S. 6th St.
Klamath Falls OR 97603

After recording return to:
Parks & Ratliff
228 N. 7th Street
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Tamm Carter
3939 S. 6th St. #286
Klamath Falls OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON, County of ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as fee/title/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE
By Deputy

SPACE RESERVED FOR RECORDER'S USE

25002

11:01A50-8S-00

25003

25003

DESCRIPTION OF REAL PROPERTY

PARCEL 1:

Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Section 31: S $\frac{1}{2}$ S $\frac{1}{2}$ N $\frac{1}{2}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ and that portion of the S $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$ and the SE $\frac{1}{4}$ SW $\frac{1}{4}$ lying East of the Sprague River.

Section 32: That portion of the S $\frac{1}{2}$ SW $\frac{1}{4}$ lying West of the Sprague River.

Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Section 5: Lot 4, SW $\frac{1}{4}$ NW $\frac{1}{4}$ and that portion of Lot 3 and the SE $\frac{1}{4}$ NW $\frac{1}{4}$ lying West of Sprague River.

Section 6: Lots 1 and 2, S $\frac{1}{2}$ NE $\frac{1}{4}$

Tax Account No.:	3510 00000 01700
	3510 00000 01800
	3510 00000 02100
	3510 00000 02200
	3510 00000 02300
	3510 00000 02400
	3610 00000 01000
	3610 00600 00100

PARCEL 2:

Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Section 6: That portion of Lot 3, SE $\frac{1}{4}$ NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ SW $\frac{1}{4}$ lying East of the Sprague River

Tax Account No.: 3610 00600 00200;

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 28th day of Sept. A.D. 19 93 at 10:11 o'clock A M., and duly recorded in Vol. M93 of Deeds on Page 25002

FEE \$35.00

Evelyn Biehn - County Clerk
By Caroline M. Williams