

69216

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CASDEN
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

LOU BECKHARDT AS TRUSTEE OF THE L. J. BECKHARDT LIVING TRUST
 convey(s) to LEO SMOOTHERS and MARY C. SMOOTHERS, husband and wife, hereinafter called grantor,
 County of Klamath, State of Oregon, described as:
all that real property situated in the

SEE ATTACHED EXHIBIT "A"

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

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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 \$ 122,500.00. 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) (Delete between symbols; if not applicable, See ORS 83.030)

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 October,

19 93.

Lou Beckhardt
 Lou Beckhardt as an individual
Lou Beckhardt
 Lou Beckhardt as trustee of the
 L. J. Beckhardt Living Trust
L. J. Beckhardt living trust

STATE OF OREGON, County of Klamath

October 5, 19 93.

Personally appeared the above named Lou Beckhardt as an individual and as trustee for the L. J. Beckhardt Living Trust and acknowledged the foregoing

Instrument to be his voluntary act and deed.

Before me,

Judith L. Caldwell
 Notary Public for Oregon
 My Commission Expires: 8-31-95



L.J. Beckhardt Living Trust
C/O KFFSL

GRANTOR'S NAME AND ADDRESS

Leo Smothers

Mary C. Smothers

C/O KFFSL

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&L

2943 SOUTH SIXTH STREET

KLAMATH FALLS OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

KLAMATH FIRST FEDERAL S&L

2943 SOUTH SIXTH STREET

KLAMATH FALLS OR 97603

NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,

County of _____

I certify that the within instrument was received for record on the 19 day of October,

at 12 o'clock M. and recorded

In book/file/volume No. on page or as document/filed/

Instrument/microfilm No.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME _____
 By _____

NAME _____
 Deputy _____



25851

EXHIBIT "A"

A parcel of land situated in the SW 1/4 NW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Commencing at 1" iron shaft with hex nut marking the Northwest corner of said SW 1/4 NW 1/4; thence North 89 degrees 55' East along the North line of said SW 1/4 NW 1/4, 819.09 feet to a 1/2 inch iron pin; thence South 00 degrees 05' East, 124.67 feet to a 1/2 inch iron pin marking the point of beginning for this description; thence continuing South 00 degrees 05' East, 249.33 feet to a 1/2 inch iron pin in the Northerly right of way line of Lindley Way; thence South 89 degrees 55' West along said right of way line, 122.50 feet to a 1/2 inch iron pin; thence North 00 degrees 05' West, 249.33 feet to a 1/2 inch iron pin; thence North 89 degrees 55' East, 122.50 feet to the point of beginning.

CODE 4 MAP 3909-5BC TL 400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 5th day
of Oct. 1993 at 3:28 o'clock P. M., and duly recorded in Vol. M93

of Deeds on Page 25850

Evelyn Biehn - County Clerk

By O. Biehn / Melinda

FEE \$35.00