

69216

Vol. 193 Page 25850

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

LOU BECKHARDT AS TRUSTEE OF THE L. J. BECKHARDT LIVING TRUST

hereinafter called grantor,
convey(s) to LEO SMOTHERS and MARY C. SMOTHERS, husband and wife
all that real property situated in the
County of Klamath, State of Oregon, described as:

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 FEE TITLE 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.

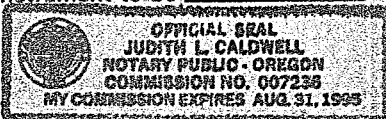
The true and actual consideration for this transfer is \$ 122,500.00. However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} _{part of the} consideration (Indicate which)° (Delete between symbols; if not applicable. See ORS 83.030)

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 trustee
Lou Beckhardt as trustee of the
L.J. Beckhardt living trust

STATE OF OREGON, County of Klamath)ss. L.J. Beckhardt Living Trust
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&LA
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&LA
2943 SOUTH SIXTH STREET
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/folio/volume No. _____ on page _____ or as document/folio/instrument/microfilm No. _____ Record of Deeds of said county.
Witness my hand and seal of County affixed.

NAME TITLE
By _____ Deputy



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 A.D., 19 93 at 3:28 o'clock P. M., and duly recorded in Vol. M93 of Deeds on Page 25850

Evelyn Biehn - County Clerk

By [Signature]

FEE \$35.00