

WARRANTY DEED
MTC 31473-HF

KNOW ALL MEN BY THESE PRESENTS, That

RICHARD SWAN and CORT SWAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LEE J. SMITH and DELORES M. A. SMITH, 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 7, Block 8, TRACT NO. 1152 NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the East 4 feet thereof.

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." AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

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

record and those apparent upon the land, if any, as the date of this deed except those of 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 \$ 16,000.00

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 November, 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 ss.
November 8, 19 93

Personally appeared the above named

RICHARD SWAN

CORT SWAN

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

Before me:

Notary Public for Oregon

My commission expires: 11/16/95

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

My commission expires: _____ (SEAL)

RICHARD SWAN and CORT SWAN

5417 BASINVIEW DRIVE

KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

LEE J. SMITH and DELORES M. A. SMITH

HC 30 BOX 130

CHEMULT, OR 97731

GRANTEE'S NAME AND ADDRESS

LEE J. SMITH and DELORES M. A. SMITH

HC 30 BOX 130

CHEMULT, OR 97731

NAME, ADDRESS, ZIP

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

LEE J. SMITH and DELORES M. A. SMITH

HC 30 BOX 130

CHEMULT, OR 97731

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 9th day of Nov., 19 93, at 10:24 o'clock A.M. and recorded in book M93 on page 29563 or as file/reel number 71001

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Douglas Mueller Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

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11-09-93A10:24 RCVD