

MOUNTAIN TITLE COMPANY

71680

WARRANTY DEED

mtc 31867-mk Vol. M93 Page 36940

KNOW ALL MEN BY THESE PRESENTS, That
AARON R. DE GROOT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
GRANT R. SMITH and LUCILLE M. 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:
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO: TRUST DEED Recorded on July 16, 1991 in Vol M91, Page 13855, Microfilm Record
of Klamath County, Oregon wherein the Beneficiary is Mary A. Knight. The above Grantee
does not agree to assume and to pay in full this obligation.

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 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 \$ 72,000.00
XX
XX
XX
SEE ORS 30.930.)

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 individuals.

In Witness Whereof, the grantor has executed this instrument this 15 day of Nov, 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.

AARON R. DE GROOT
AARON R. DE GROOT

STATE OF OREGON,
County of Klamath,
11/15, 1993.

Personally appeared the above named
AARON R. DE GROOT

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

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



STATE OF OREGON, County of _____, 1993.
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: (MAD)

AARON R. DE GROOT

315 Jefferson
Klamath Falls, OR 97601
GRANT R. SMITH and LUCILLE M. SMITH
4230 WINTERS AVE
KLAMATH FALLS, OR

GRANT R. SMITH and LUCILLE M. SMITH
4230 WINTERS AVE
KLAMATH FALLS, OR

NAME, ADDRESS, ZIP
GRANT R. SMITH and LUCILLE M. SMITH
4230 WINTERS AVE
KLAMATH FALLS, OR

NAME, ADDRESS, ZIP

STATE OF OREGON

County of _____
I certify that the within instrument was
received for record on the _____
day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file reel number _____
Record of Deeds of said county
Witness my hand and seal of County
affixed.

By _____ Recording Officer
Deputy

31567-HF

30941

LEGAL DESCRIPTION

A piece or parcel of land situated in the SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point from which the West quarter corner of said Section 11 bears South 88 degrees 57' West a distance of 153.0 feet and South 1 degree 12' East a distance of 225.8 feet; thence North 88 degrees 57' East parallel to the East West quarter line of said section a distance of 189 feet to a point; thence North 1 degree 12' West parallel to the West line of said section a distance of 105.6 feet to a point; thence South 88 degrees 57' West a distance of 189 feet to a point; thence South 1 degree 12' East a distance of 105.6 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying within Winter Avenue

ALSO LESS AND EXCEPT any portion lying within the 1-C-9A Drain.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 22nd day
of Nov. A.D., 19 93 at 3:43 o'clock P M., and duly recorded in Vol. M93
of Deeds on Page 30940
By Evelyn Biehn County Clerk
Annette Mueller

FEE \$35.00