

WARRANTY DEED

MTC 31507-MK

KNOW ALL MEN BY THESE PRESENTS, That JAY M. OLIVER, TRUSTEE OF THE JAY M. OLIVER REVOCABLE LIVING TRUST Dated March 23, 1990 as to Parcel 1 and WILLARD H. JONES as to *** hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES L. SMITH and DONNA 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:

***Parcel 2

PARCEL 1

Lot 16 in Block 4 of Tract 1046 ROUND LAKE ESTATES according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

Lot 15 in Block 4 of Tract 1046 ROUND LAKE ESTATES according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$ 10,000.00

Even though the actual consideration consists of or includes other property or value given or promised, this deed is not void or voidable on that account. The sentence between the symbols is not applicable, should be deleted.

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 26th day of November, 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.

STATE OF OREGON,

County of Klamath ss.

Personally appeared the above named

Jay M. Oliver

Jay M. Oliver, TRUSTEE

Willard H. Jones

and acknowledged the foregoing instrument to be his voluntary

Before me:

Debra Harrison Kennedy

Notary Public for Oregon

My commission expires 10/27/95

STATE OF OREGON, County of Klamath ss.

The foregoing instrument was acknowledged before me this

Nov. 26, 1993, by Willard H. Jones

— president — and by —

— secretary of —



Notary Public for Oregon

My commission expires: 11/16/95

— corporation — on behalf of the corporation

Kristi L. Redd

(SEAL)

Jay M. Oliver, Trustee

3705 SW Dakota, Portland, OR 97221

Willard H. Jones, Klamath Falls,

GRANTOR'S NAME AND ADDRESS

James L. Smith & Donna Smith

13907 Ravenwood

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

James L. Smith and Donna Smith

13907, Ravenwood

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

James L. Smith & Donna Smith

13907, Ravenwood

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED

FILE

RECORDERS USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 17th

day of Dec., 1993

at 9:34 o'clock A. M. and recorded

in book M93 on page 33627 or as

filed number 72953

Record of Deeds of said county.

Witness my hand and seal of County

affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Doreen Neubere Deputy

Fee \$30.00