

74337

## WARRANTY DEED

Vol. 1194 Page 1112

KNOW ALL MEN BY THESE PRESENTS, That  
ROSS EDWARD SMELTZERhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
ROBERT DALE GORDON

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 87 of YALTA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of 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

grantor will warrant and forever defend the 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 \$57,000.00. However, the actual consideration consists of 1/4 of the interest in the property, the value of which is 1/4 of the consideration (indicate which) 1/4 of the interest in the property, the value of which is 1/4 of the consideration.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 7 day of JANUARY, 1994; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

ROSS EDWARD SMELTZER

STATE OF OREGON, County of Klamath ss.

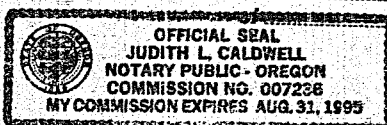
This instrument was acknowledged before me on JANUARY 11, 1994,

by

This instrument was acknowledged before me on

by

as



Judith L. Caldwell

My commission expires 8-31-95

ROSS EDWARD SMELTZER

5309 ALVA

KLAMATH FALLS, OREGON 97603

ROBERT DALE GORDON

7925 BURNS

KLAMATH FALLS, OREGON 97603

After recording return to (Name, Address, Zip):

Robert Dale Gordon

5309 Alva

Klamath Falls, Oregon 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):

ROBERT DALE GORDON

5309 Alva

Klamath Falls, Oregon 97603

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 11th day of Jan, 1994, at 3:34 o'clock P.M., and recorded in book/reel/volume No. M94 on page 1112 and/or as fee/file/instrument/microfilm/reception No. 74337, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE  
By Deanne M. Muelken, Deputy.

Fee \$30.00

cc  
30.00