

NA
79134

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That MARGARET RHODES

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ****

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:

**** MARGARET RHODES, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE MARGARET RHODES LOVING® TRUST DATED APRIL 7, 1994, AND ANY AMENDMENTS THERETO.

Lot 8 in Block 14 of TRACT NO. 1079; SIXTH ADDITION TO SUNSET VILLAGE according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature, and terms of any right or indemnification available to Grantor under and title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

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

and that 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 \$ -0-

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ~~or (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.020.)~~

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 7th day of April, 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.

Margaret Rhodes
MARGARET RHODES

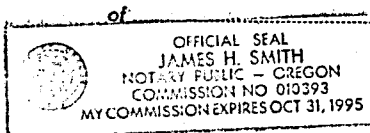
STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on April 7, 1994, by MARGARET RHODES

This instrument was acknowledged before me on _____, 19____, by _____

as _____

of _____



JAMES H. SMITH

Notary Public for Oregon

My commission expires 10/31/95

MARGARET RHODES

3717 RIO VISTA WAY

KLAMATH FALLS, OR 97603

MARGARET RHODES

MARGARET RHODES LOVING TRUST DATED 4/7/94

3717 RIO VISTA WAY

KLAMATH FALLS, OR 97603

Grantee's Name and Address

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

JAMES H. SMITH

711 BENNETT AVENUE

MEDFORD, OR 97504

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

MARGARET RHODES

3717 RIO VISTA WAY

KLAMATH FALLS, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 14th day of April, 1994, at 1:54 o'clock P.M., and recorded in book/reel/volume No. M94 on page 11129 and/or as fee/file/instrument/microfilm/reception No. 79134, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evalyn Riehn, County Clerk

By Pauline Muller, Deputy

Fee \$30.00