

33388-MK  
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That WESTERN HOMES, INC., an Oregon Corporation, hereinafter called the grantor, for and in consideration hereinafter stated, to grantor paid by CAROL ANN SMITH, 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 improvements, hereditaments and appurtenances thereto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 577 in Block 115 of MILLS ADDITION to the City of Klamath Falls, 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 be a 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.

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 \$ 35,000.00

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 1 day of July, 1994, 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 \_\_\_\_\_ ) ss.

Personally appeared the above named \_\_\_\_\_  
WESTERN HOMES, INC.

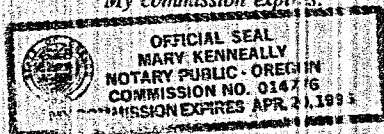
Western Homes, Inc.  
WESTERN HOMES, INC.

Cathy King Pres

\_\_\_\_\_ and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

Notary Public for Oregon  
My commission expires:



STATE OF OREGON, County of Klamath ) ss.

The foregoing instrument was acknowledged before me this 1 day of July, 1994, by Cathy King

\_\_\_\_\_, president, and by \_\_\_\_\_

\_\_\_\_\_, secretary of Western Homes, Inc.

an Oregon corporation, on behalf of the corporation.

Notary Public for Oregon Mary Kenneally

My commission expires: 4/20/95 (SEAL)

WESTERN HOMES, INC.  
5729 ALTAMONT DRIVE  
KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS  
CAROL ANN SMITH  
P.O. BOX 445  
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS  
CAROL ANN SMITH  
P.O. BOX 445  
KLAMATH FALLS, OR 97601

NAME, ADDRESS AND ZIP

NAME, ADDRESS AND ZIP  
CAROL ANN SMITH  
P.O. BOX 445  
KLAMATH FALLS, OR 97601

STATE OF OREGON, ) ss.

County of Klamath  
I certify that the within instrument was received for record on the 5th day of July, 1994, at 3:26 o'clock P.M., and recorded in book M94 on page 20818 or as file/reel number 83794

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Pauline Biehn, Deputy  
Recording Officer

Fee \$30.00