

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LARRY E. SMITH and SUZANNE SMITH as tenants by the entirety, as to an undivided 1/3 interest and JOHN BERG, as to an undivided 1/3 interest hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRIAN R. POWERS and SHERRIE L. POWERS, 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:

\*\*interest and STEVE BISPO as to an undivided 1/3 interest, ALL AS TENANTS IN COMMON

Lot 13 in Block 2 of Tract No. 1096, AMERICANA, 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 WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN O.R.S.30.930 IN ALL ZONES

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 \$ 98,000.00

How much of the above consideration was paid in cash or by check or by promissory note or by other property or value given or promised which is the whole or part of the consideration paid for this transfer (The sentence between the symbols, if not applicable, should be deleted.) See XXXXXXXX

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 13 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 Klamath ss. July 13, 1994

Personally appeared the above named

LARRY E. SMITH

SUZANNE SMITH, JOHN BERG

STEVE BISPO

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

Before me:

Jessica Whitlatch

Notary Public for Oregon

My commission expires: 11/7/97

STATE OF OREGON, County of ss.

The foregoing instrument was acknowledged before me this

, 19, by

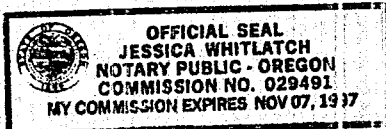
president, and by

secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: (SEAL)



Larry Smith  
24980 Schaupp Road  
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Brian & Sherrie Powers  
5542 Red Fern Lane  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

Brian & Sherrie Powers  
5542 Red Fern Lane  
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Brian & Sherrie Powers  
5542 Red Fern Lane  
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 15

day of July, 1994

at 3:39 o'clock P.M., and recorded

in book M94 on page 21936 or as

file/reel number 84403

Record of Deeds of said county.

Witness my hand and seal of County affixed.

EVELYN BIEHN

Recording Officer

Deputy

30.00