

85068

07-29-94P01:28 RCVD

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KNOW ALL MEN BY THESE PRESENTS, That F.J. RICHARDS AND HAROLD ELLIOT

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LARRY M. SMITH AND CYDNEY A. SMITH, husband and wife hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 3, Block 2, PINNEY ACRES, in the County of Klamath, State of 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 the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ contract fulfillment. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 22nd day of July, 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 thereto 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.

F.J. RICHARDS

HAROLD ELLIOT

STATE OF OREGON, County of Deschutes

ss.

OFFICIAL SEAL
KELLY J. MILLER
NOTARY PUBLIC OREGON
COMMISSION NO. 00000000

This instrument was acknowledged before me on 7-22, 1994.

This instrument was acknowledged before me on 7-22-94 07-28, 1994.

OFFICIAL SEAL
TERESA D. MC GUIRE
NOTARY PUBLIC OREGON
COMMISSION NO. 00000000
MY COMMISSION EXPIRES APR. 19, 1998

My commission expires April 19, 1998

P.J. RICHARDS

Grantor's Name and Address

LARRY M. SMITH

Grantee's Name and Address

LARRY SMITH

PO BOX 156

CRESCENT OR 97733

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

LARRY SMITH

PO BOX 156

CRESCENT OR 97733

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 29th day of July, 1994, at 1:28 o'clock P.M., and recorded in book/reel/volume No. M94 on page 23300 and/or as fee/file/instrument/microfilm/reception No. 85068, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pauline Mullendorfer Deputy

Fee \$30.00