85339 08-03-94A11:31 RCVD

MOUNTAIN TITLE COMPANY

MTC 32748-MK

Vol M94 Page 23965

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That CLARK W. SMITH and BARBARA M. SMITH, as tenants in common *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* RICHARD J. CONSER and BECKY L. CONSER, 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:*

The SE1/4 SE1/4 of Section 9 and the N1/2 S1/2 SW1/4 SW1/4 and the E1/2 E1/2 S1/2 SW1/4 SW1/4 of Section 10, Township 35 South, Range 8 East of the Willamette Merkdian, 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."

LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930." AND TO DETERMINE ANY

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 $ 32,000.00

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 18 *day of* JULY *, 19* 94 *; 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.*

Clark W. Smith
CLARK W. SMITH

Barbara M. Smith
BARBARA M. SMITH

STATE OF ~~OREGON~~ CALIFORNIA,
County of SAN DIEGO *) ss.*
JULY 18, *, 19*94

Personally appeared the above named CLARK W. SMITH, BARBARA M. SMITH *and acknowledged the foregoing instrument to be* THEIR *voluntary act and deed.*

Before me: William V. Shannon Jr.
Notary Public for ~~Oregon~~ CALIFORNIA
My commission expires: 1-31-95
OCTOBER 15, 1995

OFFICIAL SEAL
William V. Shannon Jr.
Notary Public - California
San Diego County
My Commission Expires October 15, 1995

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)*

CLARK W. SMITH and BARBARA M. SMITH
2203 GUTTREE LANE
FALLBROOK, CA 92028
GRANTOR'S NAME AND ADDRESS

RICHARD J. CONSER and BECKY L. CONSER
P.O. BOX 2063 OTT
KLAMATH FALLS, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
RICHARD J. CONSER and BECKY L. CONSER
P.O. BOX 2063 OTT
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
RICHARD J. CONSER and BECKY L. CONSER
P.O. BOX 2063 OTT
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

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 3rd *day of* Aug *, 19* 94 *, at* 11:31 *o'clock* A *M., and recorded in book* M94 *on page* 23965 *or as file/reel number* 85339 *, Record of Deeds of said county.*
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Lauriene Nuckolls *Deputy*

Fee $30.00

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