

MTC 24250 HF
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

M/M SMITH ENTERPRISES, A GENERAL PARTNERSHIP who acquired title as SMITH ENTERPRISES,** hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

MARK FAY, 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:

** A GENERAL PARTNERSHIP

Lots 1 and 2, Block 3, Replat No. 1 of a portion of SUNNYSIDE 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 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."

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 \$ 15,000.00

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 2ND day of Dec, 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.

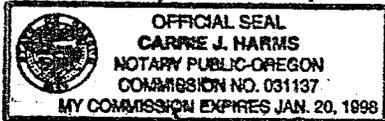
STATE OF OREGON,
County of MARION)
12-15-94, 19 94 ss.
C44

Margaret M. Smith
M/M SMITH ENTERPRISES
Margaret M. Smith, Partner
Merit Richard Smith, Partner

Personally appeared the above named MARGARET M. SMITH PROVED TO ME ON THE BASIS SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE PARTNERSHIP

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

Before me: Carrie J. Harms
Notary Public for Oregon
My commission expires: 1-20-98



Colorado
STATE OF OREGON, County of EL PASO) ss.
The foregoing instrument was acknowledged before me this 2ND Dec, 1994, by MERIT RICHARD SMITH, partner, and by M/M SMITH ENTERPRISES, A GENERAL PARTNERSHIP on behalf of the PARTNERSHIP
Notary Public for Oregon
My commission expires: 4-30-97

M/M SMITH ENTERPRISES
1583 SCOTCH AVE. SE
SALEM, OR 97306
GRANTOR'S NAME AND ADDRESS
MARK FAY
1000 Pine
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS
At: MARK FAY
1000 Pine
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
MARK FAY
1000 Pine
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 15th day of Dec, 1994, at 3:28 o'clock P. M., and recorded in book M94 on page 37837 or as file/reel number 92473. Record of Deeds of said county.
Witness my hand and seal of County affixed.
Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mulder, Deputy

Fee \$30.00

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