

93218

01-04-95P02:18 RCVD

Vol. m95 Page 207NTC 3-1746  
WARRANTY DEED

WILLIAM D. SMEDLEY and BETTY J. SMEDLEY, now known as BETTY J. CORLISS, Grantors, convey and warrant to MARK MINGO and JANET MINGO, Husband and Wife, Grantees, the following described real property free of encumbrances created or suffered by the Grantors except as specifically set forth herein:

Attached hereto as Exhibit A and by this reference incorporated herein.

Tax Account No. 2310-016C0-01500

SUBJECT TO those exceptions attached hereto on Exhibit A and by this reference incorporated herein.

The true and actual consideration for this conveyance is \$48,000.00.

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing and 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.

Until a change is requested, all tax statements shall be sent to: same return.

DATED this 5th day of December, 1994.

William D. Smedley  
WILLIAM D. SMEDLEY

Betty J. Corliiss  
BETTY J. SMEDLEY  
nka BETTY J. CORLISS

AFTER RECORDING RETURN TO:  
MARK MINGO, et ux  
c/o 209 NE GREENWOOD  
BEND, OR 97701

Warranty Deed

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HOPKINS PAULSON  
ATTORNEYS AT LAW  
160 N.W. 10th, Suite 103  
Bend, Oregon 97701  
(503) 888-7600

STATE OF OREGON )  
 ) S.S.  
 County of Deschutes )

November 22,, 1994.

Personally appeared the above-named William D. Smedley and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:

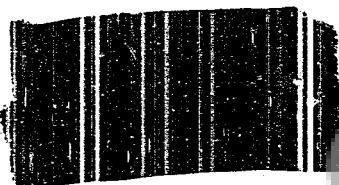


Mikael R. Miller  
 NOTARY PUBLIC FOR OREGON  
 My Commission Expires: 5-11-98

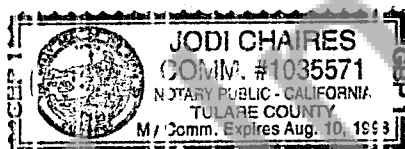
STATE OF CALIFORNIA )  
 ) S.S.  
 County of Tulare )

December 5, 1994, 1994.

Personally appeared the above-named Betty J. Smedley nka Betty M. Corliss and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:



Jodi Chaires, notary public  
 NOTARY PUBLIC FOR CALIFORNIA  
 My Commission Expires: August 10, 1998



# EXHIBIT 'A' LEGAL DESCRIPTION

A parcel of land situated in the N1/2 NW 1/4 SW1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the West quarter corner of said Section 16; thence South along the West line of said Section 16 a distance of 312.0 feet to the Northwest corner of parcel described in Deed Volume M69 at page 9733, Microfilm Records of Klamath County, Oregon; thence East along the North line of said parcel a distance of 312.0 feet to the Northeast corner thereof; thence North along the West line of parcel described in Deed Volume M66 at page 9785, a distance of 312.0 feet to the North line of the NW 1/4 SW 1/4 of said Section 16; thence West along said North line a distance of 312.0 feet to the point of beginning.

SAVING AND EXCEPTING the North 20 feet reserved for roadway.

## SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.

2. An easement created by instrument, subject to the terms and provisions thereof,

Dated: October 7, 1974

Recorded: October 9, 1974

Volume: M74, page 13231, Microfilm Records of Klamath County, Oregon

For: An easement for ingress and egress over the West 20 feet.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Fountain Title Co the 4th day  
of Jan A.D., 19 75 at 2:18 o'clock P.M., and duly recorded in Vol. M95  
of Books on Page 207.

FEE \$40.00

Berntha G. Letsch, County Clerk

By Deane M. Henderson