97164 MOUNTAIN TITLE COMPANY 7476 Vol.M15 Page WARRANTY DEED 35101ms hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____ BRETT E. SMITH and MARY ANNE SMITH, 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 <u>KLAMATH</u> and State of Oregon, described as follows, to-wit: SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE 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 grantor will warrant and jorever aejena ine suid premises and every per above described encumbrances, and demands of all persons whomsoever, except those claiming under the above described encumbrances. 13,060.57 true and actual consideration paid for this transfer, stated in terms of dollars, is MOUNTAIN TITLE In construing this deed and where the context so requires, the singular includes the plural and all grammatical 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. 1. KENNÉTH L MC GINNIS STATE OF OREGON. County of Klamath March 29 COMPANY Personally appeared the above named REINNETH L. MC GINNIS MARY L. MC GINNIS _ and acknowledged the foregoing instrument to be their voluntary de and deed. Before me: STATE OF OREGON, County of _) SS. The foregoing instrument was acknowledged before me this Notary Public for Oregon My commission expires 12/20/98 , 19 _ , by president, and by secretary of OFFICIAL SEAL MARJORIE A. STUART NOTARY PUBLIC OREGON COMMISSION NO. 040231 MY OC!/MISSION EDPIRES DEC. 20,1 a corporation, on behalf of the corporation. Notary Public for Oregon My commission expires: (SEAL) KERWETH L. MC GINNIS and MARY L. MC GINNIS STATE OF OREGON, 13798 E. Langell Valley Road SS. Bonanza, OR 97623 County of_ IR'S NAME ANT I certify that the within instrument was BRETT E. SMITH and MARY ANNE SMITH received for record on the _ 11010 Walker Road . , 19 day of _ Bonanza OR 97623 o'clock _____ M., and recorded af ORANTZE'S NAME AND ADDRESS SINCE RESERVED in book _ on page _ _ or as file/reel Toumber HRETT E. SMITH and MARY ANNE SMITH FOR RECORDER'S USE Record of Deeds of said county. 11010 Walker Road Witness my hand and seal of County Bonanza, OR 97623 affixed. BRETT E. SMITH and MARY ANNE SMITH 11010 Walker Road Recording Officer

MOUNTAIN TITLE COMPANY

By

Deputy

MOUNTAIN TITLE COMPANY

Bonanza, OR

97623



E.

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