



WARRANTY DEED

ASPEN TITLE #05043302

AFTER RECORDING RETURN TO:
DALE V. & JANELL SMITH
143 E. ROSEWOOD
EUGENE, OREGON 97404

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

JACQUELINE F. CARTER hereinafter called GRANTOR(S), convey(s) to
DALE V. SMITH AND JANELL SMITH, HUSBAND AND WIFE hereinafter
called GRANTEE(S), all that real property situated in the County
of Klamath, State of Oregon, described as:

Lot 19, Block 2, RIVERVIEW, in the County of Klamath, State of
Oregon.

CODE 4 MAP 3909-5CD TAX LOT 900

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$42,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 8TH day of JUNE 1995.

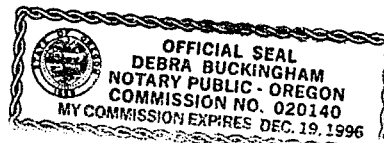
Jacqueline F. Carter
JACQUELINE F. CARTER

STATE OF OREGON, County of Klamath)ss.

On this 12th day of JUNE, 1995,

Personally appeared the above named JACQUELINE F. CARTER and
acknowledged the foregoing instrument to be HER voluntary act
and deed.

Before me: Debra Buckingham
Notary Public for OREGON
My Commission Expires: 12-19-96



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 14th day
of June A.D., 19 95 at 3:34 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 15696

FEE \$30.00

By Bernetha G. Letcher County Clerk