

4265

WARRANTY DEED

Vol. m95 Page 21198

UTC 35498 KR
 BOBBY J. RILEY and CAROL E. RILEY, husband and wife,
 Grantor(s) hereby grant, bargain, sell and convey to
 CHARLES L. SMART and DIANNA L. SMART, as tenants by the entirety,
 Grantee(s) and grantee's heirs, successors and assigns the following described
 real property, free of encumbrances except as specifically set forth herein in
 the County of KLAMATH and State of Oregon, to wit:
 SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
 SUBJECT TO: all those items of record and those apparent upon the land, if
 any, as of the date of this deed and those shown below, if any:

and the 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.

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.

The true and actual consideration for this conveyance is \$ 92,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 10120 YONNA DRIVE, BONANZA, OR 97623

Dated this 8th day of August, 1995

Bobby J. Riley
 BOBBY J. RILEY

Carol E. Riley
 CAROL E. RILEY

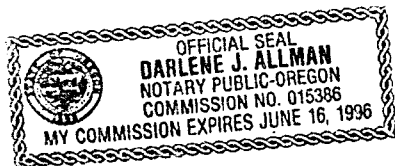
NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. 8/8 1995

COUNTY OF Klamath

Personally appeared the above named

Bobby J. Riley & Carol E. Riley
 and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Darlene J. Allman

Notary Public for _____

My commission expires _____

(seal)

Return to:

CHARLES L. SMART
 10120 YONNA DRIVE
 BONANZA, OR 97623

EXHIBIT "A"
LEGAL DESCRIPTION

21199

A tract of land situated in Government Lot 3, being the NW1/4 SW1/4 of Section 31, Township 37 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point marking the Southeast corner of said Government Lot 3, said point being South 00 degrees 05' 06" East, 1320.99 feet and South 89 degrees 57' 09" East, 1282.21 feet from the brass cap monument marking the W1/4 corner of said Section 31; thence North 89 degrees 57' 09" West 560.29 feet; thence North 00 degrees 31' 12" West, 362.00 feet; thence South 89 degrees 57' 09" East 560.29 feet to the East line of said Government Lot 3; thence South 00 degrees 31' 12" East, 362.00 feet to the point of beginning.

TOGETHER WITH an undivided 1/2 interest in that well located on a tract of land situated in Government Lot 3, being the NW1/4 SW1/4 of Section 31, Township 37 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows: Beginning at a point marking the Southeast corner of said Government Lot 3, said point being South 00 degrees 05' 06" East 1320.99 feet and South 89 degrees 57' 09" East, 1282.21 feet from the brass cap monument marking the W1/4 corner of said Section 31; thence North 00 degrees 31' 12" West 362 feet to the true point of beginning; thence North 89 degrees 57' 09" West, 560.29 feet; thence North 00 degrees 31' 12" West 362.00 feet; thence South 89 degrees 57' 09" East 560.29 feet to the East line of said Government Lot 3; thence South 00 degrees 31' 12" East, 362.00 feet to the point of beginning, along with access to said well for the purpose of establishing a pipeline and for the purpose of maintaining said pipeline, said 1/2 interest to the above described well and easement shall run with the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 9th day
of August A.D., 19 95 at 3:24 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 21198

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Ruthie G. Mullins