

6106

MTC 35322 MK

09-14-95A09:01 RCVD
WARRANTY DEEDVol. M95 Page 24849

SHARON ANN DUNCAN and HARRIET D. SMITH,
Grantor(s) hereby grant, bargain, sell and convey to
HARRIET D. SMITH and SHARON A. DUNCAN, with the rights of survivorship,
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:

Lot 18 in Block 7, Tract No. 1019, WINEMA PENINSULA, UNIT NO. 2,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

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 \$. NONE

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 61 NEVADA ST, KLAMATH FALLS, OR 97601

Dated this 7th day of Aug, 1995

Sharon Ann Duncan
SHARON ANN DUNCAN

Harriet D. Smith
HARRIET D. SMITH

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. 8/7 19 95
COUNTY OF Klamath

Personally appeared the above named Sharon Ann Duncan and Harriet D. Smith
and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me,

Helen M. Fink
Notary Public for Oregon

My commission expires 4/20/96

Return to:

HARRIET D. SMITH
61 NEVADA ST
KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 14th day
of Sept A.D., 19 95 at 9:01 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 24849

FEE \$30.00

By Bernetha G. Letch, County Clerk
Supette Budge