

6687

WARRANTY DEED

Vol. 1195 Page 26003

MTC-362178W

VIRGINIA H. HILL and JOHN O. FLINNER,
Grantor(s) hereby grant, bargain, sell and convey to
DENNIS C. SMITH TRUSTEE OF THE SMITH TRUST DATED JAN. 3, 1991,
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 30 in Block 25 of TRACT NO. 1113, OREGON SHORES SUBDIVISION, UNIT
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 \$ 4,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: , 470 Kaski Court Concord, CA 94518-1876

X Dated this 20 day of Sept., 19 95

X Virginia H. Hill
VIRGINIA H. HILL

X John O. Flinner
JOHN O. FLINNER

X NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA SS. September 20, 19 95
COUNTY OF SAN BERNARDINO
Personally appeared the above named VIRGINIA H. HILL
and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

Carol A. Marchant

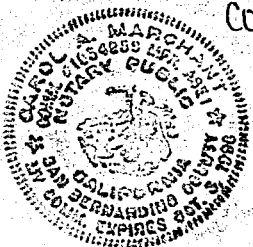
Notary Public for STATE OF CALIFORNIA

My commission expires 10-3-98

Return to:

THE SMITH TRUST DATED JANUARY 3, 1991

470 Kaski Court
Concord, CA 94518-1876



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

26004

STATE OF CALIFORNIA

COUNTY OF

San Diego

On

September 16, 1995

before me,

Donna B. Janzen

, Notary Public,

personally appeared

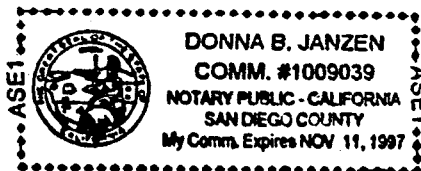
John O. Flinner

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Donna B. Janzen



(Seal)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 26th day of Sept A.D., 19 95 at 11:38 o'clock A M., and duly recorded in Vol. M95 of Deeds on Page 26003

FEE \$35.00

By Bernetha G. Latch County Clerk