

MTC 36355 HF

WARRANTY DEED

BRETT E. SMITH and MARY ANNE SMITH, who acquired title as MARY ANN SMITH
Grantor(s) hereby grant, bargain, sell and convey

GREGORY J. KOLKOW,

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 \$ 81,800.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2745 N. FIFTH STREET, MALIN, OR

Dated this 24th day of Oct, 1995



Brett E. Smith
BRETT E. SMITH

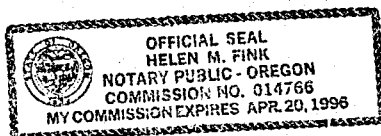
Mary Anne Smith
MARY ANN SMITH

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. 10/24 19 95
COUNTY OF Klamath

Personally appeared the above named BRETT E SMITH AND
MARY ANNE SMITH

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Helen M. Fink

Notary Public for Oregon

My commission expires 4/20/96

(seal)

Return to:
GREGORY J. KOLKOW
2745 N. FIFTH STREET
MALIN, OR

29745

EXHIBIT "A" LEGAL DESCRIPTION

A tract of land situated in the SW1/4 of the NW1/4 of Section 15, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of Lot 7 in Block 19 of the City of Malin extending thence West 80 feet along the South line extended of said Block 19 to West line of Fifth Street; thence North of the said West line 260 feet to the true point of beginning; thence continuing North 80 feet; thence North 89 degrees 46' West 138.72 feet to the East right of way line of Malin Irrigation District Canal; thence Southwest along said right of way line to a point that is North 89 degrees 46' West 149.97 feet from the point of beginning; thence South 89 degrees 46' East 149.97 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 31st day
of October A.D., 19 95 at 3:11 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 29744.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Annette Mueller