

RETURN RECORDED DOCUMENT TO:

Umpqua Title & Escrow Services
PO Box 1609
Roseburg, OR 97470
Escrow No. 32099

SEND TAX STATEMENTS TO:

GRANTEE:
9804 Old Stage Road
Gold Hill, OR 97525

ATC # 04044000

WARRANTY DEED - STATUTORY FORM

GRANTOR:

CECIL D. NEWTON,

GRANTEE:

CALVIN L. SMITH and GEORGIA L. SMITH, husband and wife

Grantor conveys and warrants to Grantee the following described real property free of encumbrances except as specifically set forth herein situated Klamath County, Oregon, to wit:

That portion of the N 1/2 N 1/2 SE 1/4 NW 1/4 of Section 31, Township 30 South, Range 8 East of the Willamette Meridian, laying Easterly of the Southern Pacific Railroad right of way.

CODE 8 MAP 3008-3100 TL 700

Order No. 44000

The said property is free from encumbrances except rights of the public, conditions, restrictions, easements and maintenance agreement of record and Trust Deed owed by Grantor to Anthony Theiss being recorded simultaneously with this deed which GRANTOR shall be responsible to pay

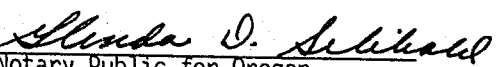
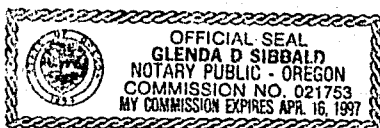
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$29,500.00. (Here comply with the requirements of ORS 93.030)

Dated this 29 day of Nov, 1995
CECIL D. NEWTON

State of Oregon, County of Douglas) ss.

This instrument was acknowledged before me on November 29, 1995 by
CECIL D. NEWTON.


Notary Public for OregonMy commission expires 4-16-97

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 5th day
of December A.D., 19 95 at 3:55 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 33297.

FEE \$30.00

Bernetha G. Letsch, County Clerk
By Annette Mueller