



A/C # 01044135
WARRANTY DEED

ASPEN TITLE ESCROW NO. 01044135

AFTER RECORDING RETURN TO:
SHERRY A. SLAGER

P.O. Box 7519
Klamath Falls, OR 97602-0519

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

DONNA GAIL SMITH, hereinafter called GRANTOR(S), convey(s) to
SHERRY A. SLAGER, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN.....

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, AND Trust Deed,
in favor of Elbert W. Stiles and Wyoming Stiles, Trustees under
Trust Agreement dated February 7, 1986, recorded August 12, 1987
in Book M-87, Page 14469, Mortgage Records of Klamath County,
Oregon, which Trust Deed the Grantee herein DOES NOT agree to
assume and pay and Grantor hereby holds Grantee harmless
therefrom and agrees to pay this Trust Deed in full at the time
of, or prior to, payment in full of the debt owed to Grantor
herein from Grantee herein under the terms and conditions of a
Trust Deed being recorded immediately subsequent to this Deed.,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$100,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 15th day of December, 1995.

Donna Gail Smith
DONNA GAIL SMITH

STATE OF _____, COUNTY OF _____) ss.

The foregoing instrument was acknowledged before me this _____
day of December, 1995, by Donna Gail Smith.

Before me: _____
Notary Public for _____
My Commission Expires: _____

96-01-12P03:37 RCVD

1000

1078

EXHIBIT "A"

PARCEL 1:

A parcel of land situated in Government Lots 35 and 36 in Section 20, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 35; thence South 89 degrees 40' 10" East along the North line of said Lot 36 a distance of 645.1 feet to the Northwest corner of parcel conveyed to Lloyd Lee Hall, et ux., by deed recorded in Book M-81 at Page 10708, Deed Records of Klamath County, Oregon; thence South along the West line of last mentioned parcel a distance of 667.07 feet to the South line of said Lot 36; thence North 89 degrees 52' 45" West along the South line of Lots 36 and 35, a distance of 1290.0 feet, more or less, to the Easterly line of a 60 foot roadway; thence along said Easterly line, North 07 degrees 03' 55" East a distance of 675.0 feet, more or less, to the North line of said Lot 35; thence South 89 degrees 50' 15" East along said North line a distance of 561.0 feet, more or less, to the point of beginning.

PARCEL 2:

A parcel of land situate in Government Lots 16, 25, 27 and 34, Section 20, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the East line of Government Lot 16, said point being the Initial Point of River's Bend Subdivision according to the recorded plat thereof; thence Southerly along the Easterly boundary of River's Bend Subdivision to the Southeast corner of said subdivision; thence East along the South line of Government Lot 34, 451.0 feet to a point; thence South 89 degrees 50' 15" East 613.34 feet; thence along the East line of Government Lots 34, 27, 25 and 16, North 0 degrees 19' 00" West 2274.21 feet, more or less, to the point of beginning.

CODE 118 MAP 3507-2000 TL 1100

CODE 118 MAP 3507-2000 TL 900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 12th day
of Jan 96 A.D., 19 at 3:37 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 1076

FEE \$40.00

By Bernetha G. Petch County Clerk