

MTC 30585NF

WARRANTY DEED

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EDITH SMITH and THOMAS SMITH,

Grantor(s) hereby grant, bargain, sell and convey to

EDITH A. SMITH and THOMAS W. SMITH,

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 11 in Block 36 of HOT SPRINGS ADDITION to the City of Klamath Falls, 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 \$0 to change vesting

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1930 MANZANITA STREET, KLAMATH FALLS, OR 97601

Dated this 12th day of Jan, 1996

Edith Smith
EDITH SMITH

Thomas Smith
THOMAS SMITH

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. January 12 19 96
COUNTY OF Klamath
Personally appeared the above named EDITH SMITH AND
THOMAS SMITH

and acknowledged the foregoing instrument to be their voluntary act.

Before me:



(seal)

Helen M. Fink
Notary Public for Oregon
My commission expires 4/20/96

Return to:

EDITH A. SMITH
1930 MANZANITA STREET
KLAMATH FALLS, OR 97601

STATE OF OREGON, SS.
County of Klamath

Filed for record at request of:

Mountain Title Co
on this 18th day of Jan A.D., 19 96
at 2:42 o'clock P M. and duly recorded
in Vol. M96 of Deeds Page 1501
Bernetha G. Letsch County Clerk
By Dorlene M. Henderson
Deputy.

Fee, \$30.00