

96 FEB 28 AM 12:21



#03044339

AFTER RECORDING RETURN TO:

BELDING S. SMITH  
JULIA J. SMITH  
217 RAMAPO ROAD  
GARNERVILLE, NY 10923

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

## WARRANTY DEED

STATE OF OREGON.  
County of Klamath ss.

Filed for record at request of:

Aspen Title

on this 28th day of Feb. A.D. 19 96  
at 11:21 o'clock A. M. and duly recorded  
in Vol. M96 of Deeds Page 5450

Bernetha G. Letsch County Clerk

By [Signature]

Deputy.

Fee, \$30.00

MICHAEL J. BRUEN and THERESA N. BRUEN, hereinafter called  
GRANTOR(S), convey(s) to BELDING S. SMITH and JULIA J. SMITH,  
husband and wife hereinafter called GRANTEE(S), all that real  
property situated in the County of Klamath, State of Oregon,  
described as:

Lot 10, Block 49, FIRST ADDITION TO THE CITY OF KLAMATH FALLS,  
in the County of Klamath, State of Oregon.

Code 1 Map 3809-32AD TL 10300

"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, contracts and/or  
liens for irrigation and/or drainage, 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 \$500.00.

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

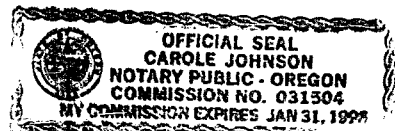
IN WITNESS WHEREOF, the grantor has executed this instrument  
this 16th day of February, 1996.

[Signature]  
MICHAEL J. BRUEN

[Signature]  
THERESA N. BRUEN

STATE OF OREGON

County of Klamath



On 2-27-96, 1996, MICHAEL J. BRUEN and THERESA  
N. BRUEN personally appeared before me,

✓ who is personally known to me

       whose identity I proved on the basis of       

       whose identity I proved on the oath/affirmation of  
      , a credible witness

to be the signer of the above document, and he/she acknowledged  
that he/she signed it.

[Signature]  
Notary Public for Oregon  
My Commission Expires January 31, 1998