

MTC37573DS

## WARRANTY DEED

NORA J. FRIEND,

Grantor(s) hereby grant, bargain, sell and convey to  
 WILLIAM D. SMALLWOOD and DENISE M. SMALLWOOD, husband and wife,  
 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 1, BLOCK 33 OF KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT  
 NO. 2, 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 \$ 11,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 6130 MONTEREY ROAD, #191, SAN JOSE, CA 95128

Dated this 13<sup>th</sup> day of March, 1996

Nora J. Friend  
 NORA J. FRIEND

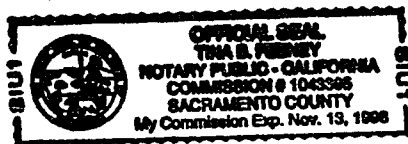
## NOTARY ACKNOWLEDGEMENT

STATE OF California ss. March 13 19 96

COUNTY OF Sacramento

Personally appeared the above named Nora J. Friend

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Tina B. Perry  
 Notary Public for California

My commission expires 11-13-98

ESCROW NO. MT37573-DS

Return to:

WILLIAM D. SMALLWOOD  
 6130 MONTEREY ROAD, #191  
 SAN JOSE, CA 95128

STATE OF OREGON. ss.  
 County of Klamath

Filed for record at request of:

Mountain Title Co  
 on this 20th day of March A.D., 19 96  
 at 3:57 o'clock P M. and duly recorded  
 in Vol. M96 of Deeds Page 7624  
 Bernetha G. Letsch County Clerk  
 By [Signature] Deputy.

Fee, \$30.00

96 MAR 20 P3:57