'96 APR 11 A11:50 WARRANTY DEED

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MTC37687 NF

JACK CUNNINGHAM SMITH AND NAYDA MARIE SMITH, TRUSTERS OF THE SMITH FAMILY REVOCABLE DECLARATION OF TRUST DATED JANUARY 17, 1992,

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

MATTHEW L. KINNAN and KIMBERLY L. KINNAN, 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 42 of the Resubdivision of Tracts B and C of FRONTIER TRACTS, a platted portion of Klamath County, 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 \$ 1,448.30.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1905 ETNA, KLAMATH FALLS, OR 97601

Dated this 6th day of April , 1994

TRUSTEES:	SMITH FA	MILY REVO	CABLE TRU	JST
BY:	y Cun	Sound !	en A.	T W USTEE
JACK C	JNNINGHAM	SMITH	0	
BY: NAYBA N	yarie smi	Mare,	Smil	TRUSTEE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA SS.

COUNTY OF FRESNO

april 5 19 96

Personally appeared the above named JACK CUMWING HAM SMITH

and NAYDA MARIE SMITH, TRUSTEES OF THE SMITH FAMILY

and acknowledged the foregoing instrument to be their voluntary act.

DARLENE STACEY
COMM. 1026357
Notary Public — Colfornia
KINGS COUNTY
My Comm. Expires MAY 11, 1998

Before me:

DARLENE STACEY

Notary Public for KINGS COUNTY

My commission expires MHY/1,1998

(seal)

ESCROW NO. MT37687-HF

Return to: MATTHEW L. KINNAN 1905 ETNA KLAMATH FALLS, OR 97601





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Personality properted the above nemad ANIX I. A.M. T. 1969.

and accounts that the foregoing instrument to be Mana volviness as THE BUILDING TO STANK BEET TO SEE

KINGS COUNTY TO COMM. Explicas MAY 11, 1918 Notery Public — Costomia KINGS COUNTY COMM. # 1025357 DARLENE STACEY

STATE OF OREGON: COUNTY OF KLAMATH: ss.

gagosa un

FEE	\$35	.00

Filed for record at request of of April of <u>Deeds</u>

<u>AmeriTitle</u> A.D., 19 96 at 11:50 o'clock AM., and duly recorded in Vol. M96

_ on Page <u>10167</u> Bernetha G. Letsch, County Clerk

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