16590 LE & ESCROW, INC.

WARRANTY DEED

#03044468 AFTER RECORDING RETURN TO:

LORI E. SMITH ŊΡ 10120 BUNANZA OR 97013

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

CHARLES L. SMART and DIANNA L. SMART, hereinafter called GRANTOR(S), convey(s) to LORI E. SMITH, an unmarried individual, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

A tract of land situated in Government Lot 3, being the NW 1/4 SW 1/4 of Section 31, Township 37 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point marking the Southeast corner of said Government Lot 3, said point being South 00 degrees 05' 06" East, 1320.99 feet and South 89 degrees 57' 09" East, 1282.21 feet from the brass cap monument marking the West quarter corner of said Section 31; thence North 89 degrees 57' 09" West, 560.29 feet; thence North 00 degrees 31' 12" West, 362.00 feet; thence South 89 degrees 57' 09" East 560.29 feet to the East line of said Government Lot 3; thence South 00 degrees 31' 12" East, 362.00 feet to the point of beginning.

CODE 114 MAP 3711-3100 TL 1400

"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 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 \$98,000.00.

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 12th day of April, 1996.

Amail CHARLES SMART

SMART TANNA L.

STATE OF OREGON, County of Klamath)ss.

On this Say of April, 1996,

Personally appeared the above named CHARLES L. SMART and DIANNA L. SMART and acknowledged the foregoing instrument to be their voluntary act and deed

Notary Public for Oregon

Continued on next page

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OFFICIAL SEAL
CAROLE JOHNSON
HOTARY PUBLIC - OREGON
COMMISSION NO. 031304
COMMISSION EXPIRES LINISL 1998
ACCURATE ACCURA

Betare me:

WARRANTY DEED Tud desg.

Porsonally appeared the above named CHARLAS 1, Sanct and others. but to regular institutions to be included authority and acknowledged the foregoing institutions to be included authority.

My Commission Expirest January 31, 1998

SIA 2 OF BREGGR, County of Kladelbyes.

STATE OF ORE	EGON: COUNTY OF KLAMATH .	
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Filed for record at request of Aspen Title & Escre	ow .
of April A.D., 19 96 at 3:57	the 17th
of Deeds	M., and duly recorded in Vol. MOS
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FEE \$35.00	Bernetha G. Letsch, County Clerk
	By Chung Lyussee
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the space except as shown above. asso coverant(s) that crantor is the owner of the trong dasselve a consistent productive free of all encumbrances except covenances consistent to the constructions, reservations, rights, rights of was an experienced recording from, and apparent upon the isode are will exceed and defend the same against all persons vice asy leafelts of an (the reservation of reservation).

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