



WARRANTY DEED

#03044468

AFTER RECORDING RETURN TO:

LORI E. SMITH

10120 YONNA DR.
BONANDA, 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.

Charles L. Smart
CHARLES L. SMART

Dianna L. Smart
DIANNA L. SMART

STATE OF OREGON, County of Klamath)ss.

On this 15th day of April, 1996,

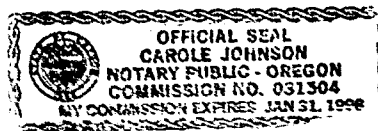
Personally appeared the above named CHARLES L. SMART and DIANNA
L. SMART and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me:

Notary Public for Oregon

Carole Johnson

Continued on next page



WARRANTY DEED FOR GRANT

Continued on next page

10764

WARRANTY DEED FOR GRANT

PAGE 281 and 282 of the 10764 Warranty Deed for Grant, dated 1996, is hereby incorporated by reference into this deed.

My Commission Expires: January 31, 1998

BY: [Signature] CLERK OF CLERKS

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 17th day of April A.D. 1996 at 3:57 o'clock PM., and duly recorded in Vol. M96 of Deeds on Page 10763

FEE \$35.00

Bernetha G. Letsch, County Clerk

By [Signature]

THE [illegible] COUNTY OF KLAMATH, OREGON, DO HEREBY CERTIFY THAT THE [illegible] DEED WAS FILED FOR RECORD IN THE CLERK'S OFFICE OF THE COUNTY OF KLAMATH, OREGON, ON APRIL 17, 1996, AT 3:57 PM, AND WAS DULY RECORDED IN VOLUME M96, PAGE 10763.

EVERYONE OF POWERED BY THE CLERK OF THE COUNTY OF KLAMATH, OREGON, IS HEREBY NOTIFIED THAT THE [illegible] DEED WAS FILED FOR RECORD IN THE CLERK'S OFFICE OF THE COUNTY OF KLAMATH, OREGON, ON APRIL 17, 1996, AT 3:57 PM, AND WAS DULY RECORDED IN VOLUME M96, PAGE 10763.

CODE 114 MAY 1996-1997 11 1400

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WARRANTY DEED FOR GRANT

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10230

APR 17 1996

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