

16603



KLAMATH COUNTY TITLE COMPANY

Vol. m96 Page 10783

K-49021-D STATUTORY WARRANTY DEED (Individual or Corporation)

MARVIN T. BUCHANAN AND JUDITH BUCHANAN

conveys and warrants to CHARLES L. SMART AND DIANNA L. SMART, HUSBAND AND WIFE . Grantor,
the following described real property in the County of KLAMATH and State of Oregon. . Grantee.

Lot 14 in Block 4 of TRACT NO. 1093, PINECREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

36
APR 18 AM 10:55

This property is free of liens and encumbrances, EXCEPT: SUBJECT TO: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 57,000.00 (Here comply with the requirements of ORS 93.030*).

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.

DATED this 12 day of April 19 96 . If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Marvin T. Buchanan
MARVIN T. BUCHANAN

Judith Buchanan
JUDITH BUCHANAN

STATE OF OREGON, County of Klamath)ss.
The foregoing instrument was acknowledged before me
this 12th day of April 19 96
by Marvin T. Buchanan and
Judith Buchanan

CORPORATE ACKNOWLEDGEMENT
STATE OF OREGON, County of _____)ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____ and
of _____
a corporation, on behalf of the corporation.

Debra Buckingham
Notary Public for Oregon
My commission expires: 12-19-96

Notary Public for Oregon
My commission expires: _____

After recording return to:

CHARLES L. & DIANNA L. SMART
P.O. BOX 505
BLY, OREGON 97622

THIS SPACE RESERVED FOR RECORDER'S USE

NAME, ADDRESS, ZIP

If a change is requested, all tax statements shall be sent to the following address.
SAME AS LISTED ABOVE

NAME, ADDRESS, ZIP



10784

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 18th day
of April A.D., 1996 at 10:55 o'clock AM., and duly recorded in Vol. M96,
of Deeds on Page 10783.

FEE \$35.00

Bernetha G Letch County Clerk

By Cheryl Swasey