



WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

ASPEN TITLE ESCROW NO. 01044564

Filed for record at request of:

AFTER RECORDING RETURN TO:
MR. AND MRS. MICHAEL SMITH
5873 ESTATE DRIVE
KLAMATH FALLS, OR 97603

Aspen Title

on this 19th day of April A.D. 19 96
at 11:44 o'clock A.M. and duly recorded
in Vol. 1096 of Deeds Page 10920

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

Bernetha G. Letsch County Clerk

By Sherry D. Barnett

Deputy.

Fee, \$30.00

MICHAEL S. BARNETT AND SHERRY D. BARNETT, husband and wife,
hereinafter called GRANTOR(S), convey(s) to MICHAEL S. SMITH
AND DEANNA J. SMITH, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lot 20, KENNICOTT COUNTRY ESTATES, in the County of Klamath,
State of Oregon.

CODE 41 MAP 3909-128C TAX LOT 6700

"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 covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Regulations,
including levies, liens and utility assessments of the City of
Klamath Falls. 2) Conditions and Restrictions as shown on the
recorded plat of Hot Springs Addition. 3) Agreement, including
the terms and provisions thereof, recorded August 28, 1981 in
Book M-81, page 15323.,

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
\$62,000.00.

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 17th day of April, 1996.

Michael S. Barnett
MICHAEL S. BARNETT

as per attorney in fact
by Sherry D. Barnett

Sherry D. Barnett
SHERRY D. BARNETT

STATE OF OREGON, County of Klamath)ss.

April 17, 1996,

Personally appeared SHERRY D. BARNETT
acknowledged the foregoing instrument to be her voluntary act
and deed.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997

