

16945

'96 APR 24 P3:49

MTC37562HF

WARRANTY DEED

Vol. ma6 Page 11533

F. ANGELA JOHNSON

Grantor(s) hereby grant, bargain, sell and convey to:
 RYAN J. SMITH and KELLY K. SMITH, 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 21 in Block 30, HOT SPRINGS ADDITION to the City of Klamath Falls,
 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 \$ 51,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 1841 MANZANITA ST, KLAMATH FALLS, OR 97601

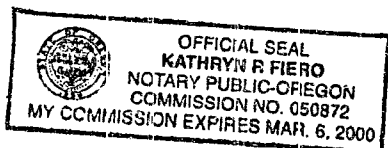
Dated this 22 day of April, 1996

F. Angela Johnson By Carl Johnson Her Attorney in Fact
 F. ANGELA JOHNSON BY CARL JOHNSON

NOTARY ACKNOWLEDGEMENT

STATE OF OregonCOUNTY OF Deschutes SS. April 22 19 96

Personally appeared the above named Carl Johnson as
Attorney in Fact for F. Angela Johnson
 and acknowledged the foregoing instrument to be a voluntary act.



(seal)

Before me:

Kathryn R. FieroNotary Public for OregonMy commission expires 3-6-2000

ESCROW NO. MT37562-HF

Return to:

RYAN J. SMITH
 1841 MANZANITA ST
 KLAMATH FALLS, OR 97601

STATE OF OREGON, SS.
County of Klamath

Filed for record at request of:

AmeriTitle
 on this 24th day of April A.D. 19 96
 at 3:49 o'clock PM and duly recorded
 in Vol. M96 of Deeds Page 11533
 Bernetha G Letsch, County Clerk
 By Christy Quasell Deputy.

Fee, \$30.00