

17396

96 MAY -2 P3:58

## WARRANTY DEED

Vol. m96 Page 12656

MT-C37998-8  
 ROBERT S. MCDANIEL, TRUSTEE OF TIMM BURR, INC. ACCOUNTS PAYABLE TRUST,  
 Grantor(s) hereby grant, bargain, sell and convey to:  
 CHERYL LEE SMELSER,  
 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:

The S1/2 of the N1/2 of the NW1/4 of Section 19, Township 35 South, Range  
 13 East of the Willamette Meridian, 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  
 whosoever, 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 \$ 15,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 5020 S.E. MALDEN DRIVE, PORTLAND, OR 97206

Dated this 2 day of April May, 1996

TIMM BURR, INC. ACCOUNTS PAYABLE TRUST

BY: Robert S. McDaniel TRUSTEE  
 ROBERT S. MCDANIEL

STATE OF OREGON, County of KLAMATH ) ss.

This instrument was acknowledged before me on April May 2, 1996

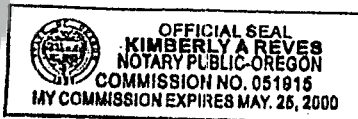
by ROBERT S. MCDANIEL

as TRUSTEE

of TIMM BURR, INC. ACCOUNTS PAYABLE TRUST

Kimberly A. Reves  
 Notary Public of Oregon

My commission expires 5/25/2000



ESCROW NO. MT37998-KA.

Return to:  
 CHERYL LEE SMELSER  
 5020 S.E. MALDEN DRIVE  
 PORTLAND, OR 97206

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 2nd day  
 of May A.D. 1996 at 3:58 o'clock PM., and duly recorded in Vol. M96,  
 of Deeds on Page 12656.

FEE \$30.00

By Bernetha G. Letsch, County Clerk