



KLAMATH COUNTY TITLE COMPANY

K-49144

STATUTORY WARRANTY DEED
(Individual or Corporation)

ALICE J. DUBOIS

conveys and warrants to MARY ADAMS SMITH, WILLIAM M. HELPHINSTINE AND CAROL A. HELPHINSTINE, Grantor.
not as tenants in common, but with rights of survivorship Grantee.
 the following described real property in the County of Klamath and State of Oregon.

Beginning at the most Southerly corner of Lot 4 of Block 57 of NICHOLS ADDITION to Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk; thence Northwesterly along the Northeasterly line of Tenth Street 80 feet; thence Northeasterly at right angles to Tenth Street 80 feet; thence Southeasterly at right angles to Jefferson Street 80 feet to the Northwesterly line of Jefferson Street; thence Southwesterly along the Northwesterly line of Jefferson Street 80 feet to the point of beginning, being a portion of Lots 3 and 4 of said Block 57 of NICHOLS ADDITION to the City of Klamath Falls, Oregon.

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 \$ 61,000.00 (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 22nd day of May 19 96. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

ALICE J. DUBOIS

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me
 this 29th day of May 19 96
 by Alice J. DuBois

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____)ss.

The foregoing instrument was acknowledged before me
 this _____ day of _____ 19 _____
 by _____ and
 by _____
 of _____
 a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: 12-19-96

Notary Public for Oregon

My commission expires: _____

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

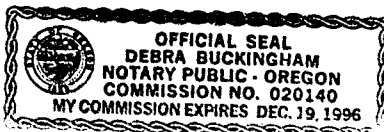
Mary Adams Smith
 503 North 10th Street
 Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Same As Listed Above

NAME, ADDRESS, ZIP



96 MAY 30 AM 1:04

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 30th day
of May A.D., 19 96 at 11:04 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 15570
Bernetha G. Letsch, County Clerk

FEE \$35.00

By 