

NA

19693

MTC 37963DS

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

ROBERT DALE GORDON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

ROSS EDWARD SMELTZER

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

Lot 87 of YALTA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$57,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the brackets if not applicable should be deleted.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 10 day of JANUARY, 1994; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Robert Dale Gordon

ROBERT DALE GORDON

STATE OF OREGON, County of Klamath ss.

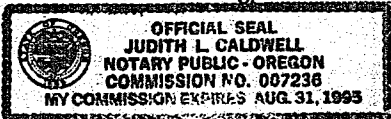
This instrument was acknowledged before me on JANUARY 11, 1994, by Robert Dale Gordon

This instrument was acknowledged before me on , 19 ,

by

as

of



Judith L. Caldwell

Notary Public for Oregon

My commission expires 8-31-95

ROBERT DALE GORDON

5309 ALVA

Klamath Falls, Oregon 97603

Grantor's Name and Address

ROSS EDWARD SMELTZER

5309 ALVA

KLAMATH FALLS, OREGON 97603

Grantee's Name and Address

After recording return to (Name, Address, Zip):

ROSS EDWARD SMELTZER

5309 ALVA

KLAMATH FALLS, OREGON 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):

ROSS EDWARD SMELTZER

5309 ALVA

KLAMATH FALLS, OREGON 97603

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$30.00

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 12th day of June, 1996, at 11:50 o'clock AM, and recorded in book/reel/volume No. M96 on page 17374 and/or as fee/file/instrument/microfilm/reception No. 19693. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk

By Cheryl K. Smith, Deputy.