

20217

WARRANTY DEED

Vol. M96 Page 18459

MTC 38299-LW

BRETT E. SMITH and MARY ANNE SMITH, husband and wife,  
Grantor(s) hereby grant, bargain, sell and convey to:  
KENNETH L. MCGINNIS and MARY L. MCGINNIS, 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 17, Block 125, of MILLS 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 \$ 45,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 2538 ORCHARD AVENUE, KLAMATH FALLS, OR 97601

Dated this 19<sup>th</sup> day of June, 1996

Brett E. Smith  
BRETT E. SMITH

Mary Anne Smith  
MARY ANNE SMITH

NOTARY ACKNOWLEDGEMENT

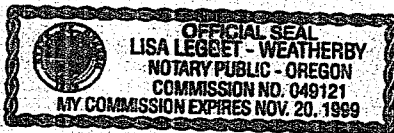
STATE OF Oregon ss. June 19 1996  
COUNTY OF Klamath

Personally appeared the above named \_\_\_\_\_

Brett E. Smith and Mary Anne Smith

and acknowledged the foregoing instrument to be their voluntary act.

Before me:  
Lisa Legget - Weatherly  
Notary Public for Oregon  
My commission expires 11/20/99



(seal)

ESCROW NO. MT38299-LW

Return to:  
KENNETH L. MCGINNIS  
2538 ORCHARD AVENUE  
KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

AmeriTitle  
on this 21st day of June A.D., 19 96  
at 10:42 o'clock AM and duly recorded  
in Vol. M96 of Deeds Page 18459  
Bernetha G Letsch, County Clerk  
By Christy Swall  
Deputy.  
Fee, \$30.00

'96 JUN 21 10:42