

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 19th day of June, 1996

Brett E. Smith
 BRETT E. SMITH

Mary Anne Smith
 MARY ANNE SMITH

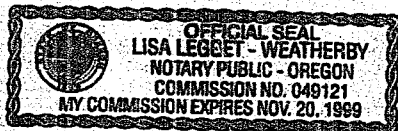
NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. June 19 19 96
 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.



(seal)

Before me:

Lisa Legget-Weatherby
 Notary Public for Oregon

My commission expires 11/20/99

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 [Signature]

Deputy.

Fee, \$30.00

96 JUN 21 AM 10:42