

20507

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WARRANTY DEED

#03044689
AFTER RECORDING RETURN TO:

RICHARD A. VAN METER
AMY C. VAN METER
1532 LAKEVIEW AVENUE
KLAMATH FALLS, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

VIRGIL L. SMITH and MAE L. SMITH, hereinafter called
GRANTOR(S), convey(s) to RICHARD A. VAN METER and AMY C. VAN
METER, husband and wife, hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, and will warrant
and defend the same against all persons who may lawfully claim
the same, except as shown above.

The true and actual consideration for this transfer is
\$59,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 24th day of June, 1996.

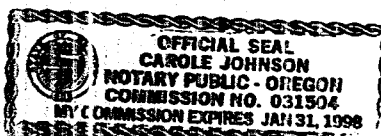
Virgil L. Smith by Mae L. Smith *Mae L. Smith*
VIRGIL L. SMITH *his attorney in fact* MAE L. SMITH

STATE OF OREGON, County of Klamath)ss.

On this 25th day of June, 1996,

Personally appeared the above named ~~VIRGIL L. SMITH~~ and MAE L.
SMITH and acknowledged the foregoing instrument to be their
voluntary act and deed, individually and as Attorney in Fact for Virgil L. Smith.

Before me: *Carole Johnson*
Notary Public for Oregon
My Commission Expires: January 31, 1998



96 JUN 27 AM 1:02

The South 33 feet and 4 inches of Lot 2, Block 6, FAIRVIEW ADDITION NO. 2 TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, and more particularly described as follows:

Beginning at the Southeast corner of said Lot 2, running thence West 110 feet to the Southwest corner of said Lot; thence North along the West line of said Lot 2, 33 feet and 4 inches; thence East and parallel with the South line of said Lot 2, 110 feet to the West line of Lakeview Avenue; thence South along the line of Lakeview Avenue 33 feet and 4 inches to the place of beginning.

AND ALSO all of Lot 3, Block 6, FAIRVIEW ADDITION NO. 2 TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-29CA TL 3600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Agien Title & Escrow the 27th day
of June A.D., 1996 at 11:02 o'clock AM., and duly recorded in Vol. M96
of Deeds on Page: 19105

FEE \$35.00

By Bernetha G. Letsch, County Clerk
[Signature]