

MTC 38726KA

KAREN LOUISE BALKWILL WHO ACQUIRED TITLE AS KAREN LOUISE LAMBERT,

Grantor(s) hereby grant, bargain, sell and convey to:

RICHARD A. SMITH and RUTH E. SMITH, 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 2, Block 2, CHIA PARK, TRACT NO. 1151, 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 \$ 89,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 444 PELICAN STREET, KLAMATH FALLS, OR 97601

Dated this 14th day of August, 1996.

Karen Louise Balkwill
KAREN LOUISE BALKWILL

NOTARY ACKNOWLEDGEMENT

STATE OF OREGONSS. August 14 19 96COUNTY OF KLAMATHPersonally appeared the above named KAREN LOUISE BALKWILL

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Kristi L. Redd

Notary Public for OregonMy commission expires 11/16/99

ESCROW NO. MT38726-KA

Return to:

RICHARD A. SMITH
444 PELICAN STREET
KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AmeriTitle
on this 15th day of August A.D., 19 96
at 3:37 o'clock PM and duly recorded
in Vol. M96 of Deeds Page 25281

Bernetha G Letsch, County Clerk

By

[Signature]

Deputy.

Fee. \$30.00

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