

23379

MTC38988KR

WARRANTY DEED

Vol. m96 Page 25485

O. JEFFREY LEROY,

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

BRADLEY S. SMITH and STEPHANIE ANN 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 61, OF YALTA GARDENS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. EXCEPTING THEREFROM THE WESTERLY 100 FEET THEREOF.

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 \$ 55,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , Bradley S. and Stephanie Ann Smith, 5340 Alva Ave., Klamath Falls, OR 97603

Dated this 15th day of August, 1996

O. Jeffrey Leroy
O. JEFFREY LEROY

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

AUGUST 15

96

COUNTY OF KLAMATH

SS. _____

19 _____

Personally appeared the above named _____

O. JEFFERY LE ROY

and acknowledged the foregoing instrument to be his voluntary act.

Before me:

Kristi L. Redd

Notary Public for OregonMy commission expires 11/16/99

(seal)

ESCROW NO. MT38988-KR

Return to:

BRADLEY S. SMITH

5340 Alva Avenue

Klamath Falls, OR 97603



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeritiTie the 19th day of August A.D., 19 96 at 10:56 o'clock A.M., and duly recorded in Vol. M96 of Deeds on Page 25485.

FEE \$30.00

Bernetha G Letsch, County Clerk.

By Cheryl Russell

96 AUG 19 AM 5:56