WARRANTY DEED

Vol.male Page 27297

MTC 397580W

CYRUS L. SMITH, NELLIE E. SMITH AND WAYNE K. MAPSTEAD, NOT AS TENANTS IN COMMON BUT WITH RIGHTS OF SURVIVORSHIP,

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

EDWIN A. CAREY and BETTE J. CAREY, as tenants in common,

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:

Lots 23 and 24 in Block 41 of BURNA VISTA 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 \$ 18,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , SII Front St. Klarroth Falls, DL 97601

Dated this 30 day of Chigyst, 1996

CYRUS L. SMITH

Della E. SMITH

Wayne K. Mapstead

BY: Mellie E. SMITH

HIS ATTORNEY IN FACT

NELLIE E. SMITH

NOTARY ACKNOWLEDGEMENT

STATE OF OCCUPAN
COUNTY OF Hlamath ss. August 30 1996
Personally appeared the above named Cyrus L. Smith, Mellie
E. Smith and Wayne K. Maystead by nellie E. Smith, his attorner
and acknowledged the foregoing instrument to be their voluntary act.
Before me:



BSCROW NO. MT39258-LW

Return to:

BOWIN A. CARBY

SII Front St.

K. EWIS, on 97601

Control of

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MIS AUSTOM)

CYRUG L. SKETH, NELLIE E. SMITH AND MAYNE K. HAPSTEAD, BCC AS TEDATORY IN STRUCT WEITH RIGHES OF SURVIVORSHIP, GUT WEITH RIGHES OF SURVIVORSHIP, Grantor(s) horsely grand, bargain, sell one canvey to: EDWIN A. CARST and BETTE J. CAREY, as tenenty in Continu.

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Dated this day of the state of the

WELLIE S. CHITE.

- Creus L. SHITE

WAYNEYK. TOUSTEAD

HELLIE F GWITH

Percyé me.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

and acknowledged the foregoing instrument to be falled to be desired in

LISA LEGGET WEATHERBY

NOTARY POSTO OHEON

OCHMISSION NO CHRON

MY COMMISSION EXPINES NOV PE, 1993

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