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Grantor's Name and Address VOHN SHERMAN 3404 VIDERA EUGENE, OR. 97401 Grantee's Name and Address

After recording return to: EVERGREEN LAND TITLE COMPANY 70 E. 14TH AVENUE EUGENE, OR 97401

Until a change is requested, all tax statements shall be sent to the following address.

SAME AS GRANTEE

TTTLE NO. K-49759 / ESCROW NO. EU96-E1470 TAX ACCT. NO. 2407-7B-9700 MAP NO. 145890 (KEY NO.)

## WARRANTY DEED - STATUTORY FORM (INDIVIDUAL OR CORPORATION)

KNOW ALL MEN BY THESE PRESENTS, That KENNETH SMITH and DORIS SMITH, husband and wife hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by VOHN SHERMAN and JODIE SHERMAN, husband and wife

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

LOT 8, IN BLOCK 5, CRES-DEL ACRES, SECOND ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except

Subject to any and all easements, restrictions and covenants of record and 1996-97 Taxes, a lien not yet due or payable.

and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$24,000.00.

\*HOWEVER, THE MARKET CONSIDERATION CONSISTS OF CONSTRUCTION OF THE STATE OF THE STATE

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 445 day of Crucut. 1996; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 9-4, 1994 BY KENNETH SMITH and DORIS SMITH, husband and wife

Notary Public for Oregon

Notary Public for Oregon

ELEMENTARY STREET 21449

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(NOTABLYLOR CORPORATION) RABRANTT DEED - SELTERORD PERK

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