

NA

26336

WARRANTY DEED

Vol. 196 Page 31745

KNOW ALL MEN BY THESE PRESENTS, That JACK LEROY FIRSTAD and Sherry Ann Smith

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William S. Smith

and Sherry Ann Smith hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows,

to-wit: Running East from the Northwest corner of Section 31, Twp. 24 S., R. 9 E., W.M., 877.6 feet; thence running Southerly along the West line of Highway 97, 725 feet to point of Simmons Corner; Thence Westerly at right angles to said highway, 100 feet; thence Southerly, parallel to said Highway, 50 feet; thence Westerly at right angles to said Highway, 20 feet; thence Northerly 50 feet; thence Easterly at right angles to Highway, 20 feet to point of beginning.

ALSO, running East from the Northwest corner of Section 30, TWP. 24 South, R. 9 E., W.M., 877.6 feet; thence running Southerly along the West line of Highway 97, 725 feet to point of beginning; thence Westerly at right angles to said Highway 80 feet; thence Northerly, parallel to Highway 97, 10 feet; Thence Easterly at Right angles to said highway, 80 feet; thence Southerly, parallel to said Highway, 10 feet to point of beginning

(over)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And grantor hereby covenants to and with 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 Subject to reservations restrictions, easements, and rights of way of record and those apparent upon the land.

and that grantor will warrant and forever defend the 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 \$.....
 However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 7 day of Oct, 1996, if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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.

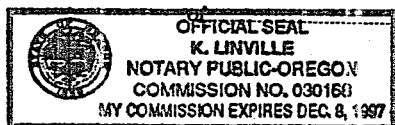
Jack Leroy Firstad
Sherry Ann Smith

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on Oct 7, 1996, by Jack Leroy Firstad Sherry Ann Smith

This instrument was acknowledged before me on , 19 , by

as



D. Linville

Notary Public for Oregon
 My commission expires 10-2-99

Grantor's Name and Address	
Grantee's Name and Address	
After recording return to (Name, Address, Zip):	
<u>William & Sherry Smith</u>	
<u>PO Box 823</u>	
<u>Gilchrist Or 97737</u>	
Until requested otherwise send all tax statements to (Name, Address, Zip):	
<u>William & Sherry Smith</u>	
<u>PO Box 823</u>	
<u>Gilchrist Or 97737</u>	

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,
 County of Klamath } ss.

I certify that the within instrument was received for record on the 7th day of October, 1996, at 11:20 o'clock A.M., and recorded in book/reel/volume No. M96 on page 31745 and/or as fee/file/instrument/microfilm/reception No. 26336, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Kathleen Ross, Deputy.

Fee: \$30.00

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