



'96 NOV -6 AM 11:43

STATE OF OREGON,
County of Klamath ss.

WARRANTY DEED

Filed for record at request of:

ASPEN TITLE ESCROW NO. 05045417
AFTER RECORDING RETURN TO:
KIMBERLY D. SMITH
TERESA L. SMITH
139 JEFFERSON STREET
KLAMATH FALLS, OR 97601

Aspen Title & Escrow
on this 6th day of November A.D. 19 96
at 11:43 o'clock A.M. and duly recorded
in Vol. M96 of Deeds Page 35065.
Bernetha G. Letsch, County Clerk
By [Signature] Deputy.

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS
SAME AS ABOVE Fee, \$30.00

WILLIAM FRANCES VERLING, hereinafter called GRANTOR(S), convey(s) to KIMBERLY D. SMITH AND TERESA L. SMITH, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 1, Block 15, EWAUNA HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-32BD TAX LOT 3400

L.D. 11/5/96
"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$62,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 5th day of November, 1996.

[Signature]
WILLIAM FRANCES VERLING

STATE OF OREGON, County of Klamath)ss.

November 5, 1996

Personally appeared the above named WILLIAM FRANCES VERLING and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: [Signature]
Notary Public for Oregon
My Commission Expires: April 10, 2000

