

NA

28025

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Harrold W. Smith and Helen E. Smith

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Charlene A. Skellhamhereinafter 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:

Lots 41 and 42, Block 32, Klamath Forest Estates, First Addition, according to the official plat thereof, on file in the office of the County Clerk, Klamath County, Oregon.

96 NOV -7 P2:04

(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

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 \$1,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole ~~part~~ 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.

In Witness Whereof, the grantor has executed this instrument this 1ST day of NOVEMBER, 1996.

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.

ARIZONA

STATE OF OREGON, County of COCHISE ss.This instrument was acknowledged before me on NOVEMBER 1, 1996,by HELEN E. SMITHOFFICIAL SEAL
COLLEEN M. WILSON
Notary Public - Arizona
COCHISE COUNTY
My Comm. Expires Nov. 1, 1997

Helen E. Smith

Colleen M. Wilson

Notary Public for Oregon
ARIZONA

My commission expires NOV. 1, 1997

Smith, Harrold W. & Helen E.
1040 E. Exeter Drive
Sierra Vista, AZ 85635

Grantor's Name and Address

Charlene A. Skellham
6528 Valhalla Avenue
Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to (Name, Address, Zip):
Charlene A. Skellham
6528 Valhalla Avenue
Klamath Falls, OR 97601Until requested otherwise send all tax statements to (Name, Address, Zip):
Charlene A. Skellham
6528 Valhalla Avenue
Klamath Falls, OR 97601SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON,
County of Klamath } ss.I certify that the within instrument was received for record on the 7th day of November, 1996, at 2:04 o'clock P.M., and recorded in book/reel/volume No. N96 on page 35280 and/or as fee/file/instrument/microfilm/reception No. 28025, of the Deed Records of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Kathleen Ross Deputy.

Fee: \$30.00