

96 DEC -3 AM 1:31



WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 01045542

AFTER RECORDING RETURN TO:
Mr. and Mrs. Larry E. Smith
2534 FM 813 W
Palmer, TX 75152

Aspen Title & Escrow
on this 3rd day of December A.D. 19 96
at 11:31 o'clock A. M. and duly recorded
in Vol. M96 of Deeds Page 37777
Bernetha G. Letsch County Clerk
By Kathleen R. Ross Deputy.

Fee, \$30.00

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

ELNORA A. LEONARD and ALVERA M. MOERER, also known as ALVERA
MOERER, hereinafter called GRANTOR(S), convey(s) to LARRY E.
SMITH and LINDEN E. SMITH, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lots 10, 11 and 12 in Block 21 of SUPPLEMENTAL PLAT OF MOUNTAIN
VIEW ADDITION TO THE CITY OF KLAMATH FALLS, in the County of
Klamath, State of Oregon.

Code 1, Map 3809-200D, Tax Lot 1100

"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 30.396."

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
\$95,000.00.

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 22nd day of November, 1996.

Elnora A. Leonard
ELNORA A. LEONARD

Alvera Moerer
by Elnora Leonard, her Attorney in fact
ALVERA MOERER, also known as
ALVERA M. MOERER, by Elnora
Leonard, her attorney in fact

STATE OF OREGON, County of Klamath)ss.

On November 26, 1996, personally appeared ELNORA A. LEONARD,
also known as ELNORA LEONARD, who signed the foregoing
instrument both for herself and as attorney in fact for ALVERA
MOERER, also known as ALVERA M. MOERER.

Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997

