

32986

MT40531MS Vol. M97 Page 4804  
 WARRANTY DEED

BARBARA J. RAMSEY,  
 Grantor(s) hereby grant, bargain, sell and convey to:  
 GARY ALLEN SMITH and RONALDA DEE MAGNUSON, with the rights of survivorship,  
 Grantee(s) and grantee's heirs, successors and assigns the following described  
 real property, free of encumbrances except as specifically set forth herein in  
 the County of KLAMATH and State of Oregon, to wit:

LOT 54, LAMRON HOMES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN  
 THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. TOGETHER WITH  
 A STRIP OF LAND FIFTEEN (15) FEET WIDE ADJACENT TO AND PARALLEL WITH THE  
 SOUTH BOUNDARY OF SAID LOT 54

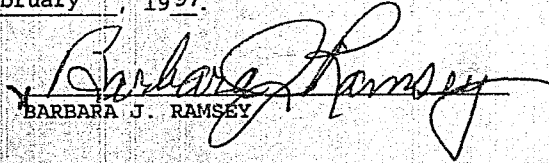
SUBJECT TO: all those items of record and those apparent upon the land, if  
 any, as of the date of this deed and those shown below, if any:  
 and the grantor will warrant and forever defend the said premises and every  
 part and parcel thereof against the lawful claims and demands of all persons  
 whomsoever, except those claiming under the above described encumbrances.

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.

The true and actual consideration for this conveyance is \$ 87,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 5138 STURDIVANT AVENUE, KLAMATH FALLS, OR 97603

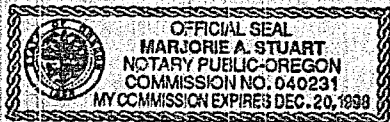
Dated this 18th day of February, 1997.

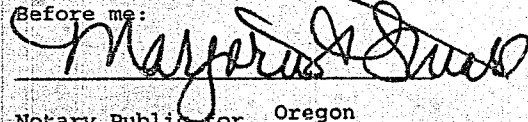
  
 BARBARA J. RAMSEY

STATE OF Oregon SS. February 18 19 97  
 COUNTY OF Klamath

Personally appeared the above named Barbara J. Ramsey

and acknowledged the foregoing instrument to be her voluntary act.



Before me:  
  
 Notary Public for Oregon

My commission expires 12-20-98

(seal)

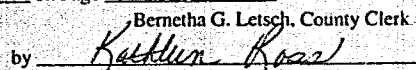
ESCROW NO. MT40531-MS

Return to:  
 GARY ALLEN SMITH  
 5138 STURDIVANT AVENUE  
 KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Amerititle the 18th day  
 of February A.D., 19 97 at 3:45 o'clock P.M., and duly recorded in Vol. M97  
 of Deeds on Page 4804

FEE \$30.00

Bernetha G. Letsch, County Clerk  
 by 

97 FEB 18 P3:45