

33211

MTC 40588-KR
WARRANTY DEEDVol. 1177 Page 5235

TIMOTHY R. AIKEN and ROBIN L. AIKEN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: JOSEPH B. SMITH and SARAH J. DOUGAN, or the survivor thereof, 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 76 OF PLEASANT HOME TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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 \$ 69,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4763 CLIMAX AVENUE, KLAMATH FALLS, OR 97603

Dated this 21st day of February, 1997

Timothy R. Aiken
TIMOTHY R. AIKEN

Robin L. Aiken
ROBIN L. AIKEN

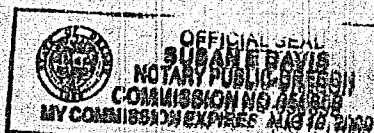
STATE OF OREGON

COUNTY OF KLAMATH

SS. February 21 19 97

Personally appeared the above named TIMOTHY R. AIKEN and ROBIN L. AIKEN

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

ESCROW NO. MI40588-KR

Return to:

JOSEPH B. SMITH
4763 CLIMAX AVENUE
KLAMATH FALLS, OR 97603

Before me:

Susan E. Davis
Notary Public for OREGON

My commission expires Aug 19, 2000

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle

on this 21th day of February A.D., 1997
at 3:35 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 5235

Bernetha G. Letsch, County Clerk

By Kathleen R. Ross
Fec. \$30.00 Deputy

97 FEB 21 P 3:35