



'97 JUN 12 P3:01

WARRANTY DEED

ASPEN TITLE & ESCROW INC.
Escrow No. 02046355
AFTER RECORDING RETURN TO:
R. KEITH SMITH
SANDRA R. SMITH
212 NORTH 2ND
KLAMATH FALLS, OREGON 97601

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow

on this 12th day of June A.D., 1997
at 3:01 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 18121

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fee, \$30.00

Deputy

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

GRACE G. ROBINSON an estate in fee simple, hereinafter called
GRANTOR(S), convey(s) to R. KEITH SMITH and SANDRA R. 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 5, ORIGINAL TOWN OF LINKVILLE, now City of Klamath
Falls, in the County of Klamath, State of Oregon.

EXCEPTING THEREROM the Southerly 78.3 feet thereof.

Code 1, MAP 389-32 BD Tax Lot 6200

"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
\$59,900.00.

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 12th day of June 1997.

Grace G. Robinson
GRACE G. ROBINSON

STATE OF OREGON, County of Klamath)ss.

On June 12th, 1997, personally appeared Grace G. Robinson who
acknowledged the foregoing instrument to be her voluntary act
and deed.

[Signature]
Notary Public for Oregon
My Commission Expires: 5/31/1998

