



K-50778-D

## STATUTORY WARRANTY DEED

SANDRA L. SMITH

conveys and warrants to JAMES RAY MC PHERSON AND ANN LAURIE MC PHERSON, HUSBAND AND WIFE Grantor,  
Grantee,the following described real property free of liens and encumbrances, except as specifically set forth herein:  
SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE  
MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$ 175,000.00 (Here comply with the requirements of ORS 93.030)Dated this 16 day of June 19 97

Sandra L. Smith  
SANDRA L. SMITH

STATE OF OREGON  
County of KLAMATH } ss.

BE IT REMEMBERED, That on this 16th day of June 19 97, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named SANDRA L. SMITH

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that SHE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Debora Buckingham  
Notary Public for Oregon.  
My Commission expires 12-19-2000

Title Order No. K-50778Escrow No. K50778D

After recording return to:

JAMES RAY & ANN LAURIE MC PHERSON2001 PARK AVE.KLAMATH FALLS, OREGON 97601

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.

Grantee as set forth above

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

## DESCRIPTION

The following described real property situate in Klamath County, Oregon:

PARCEL 1: Lots 13, 14 and 15 in Block 14 of MOUNTAIN VIEW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2: Lot 16 in Block 14 of MOUNTAIN VIEW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.  
EXCEPTING THEREFROM that portion of said property lying below a depth of five hundred (500) feet measured vertically from the contour of the surface thereof; provided, however, that said grantor, its successors and assigns, shall not have the right for any and all purposes to enter upon, into or through the surface or the portion of said property lying above 500 feet, measured vertically from the contour of the surface of said property, as set forth in Warranty Deed from Oregon, California & Eastern Railroad Company, a corporation, recorded July 3, 1974 in Volume M74, page 8233, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 16th day  
of June A.D., 19 97 at 2:41 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 18490.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen R. 18490