



'97 JUL -8 A10:45

WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow

on this 8th day of July A.D., 1997
at 10:45 o'clock A M. and duly recorded
in Vol. M97 of Deeds Page 21068

Bernetha G. Letsch, County Clerk

AFTER RECORDING RETURN TO:
Mr. and Mrs. Larry E. Smith24980 Schauss
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Fec. \$30.00

By

Kathleen Ross

Deputy.

CARLENE BIRD, hereinafter called GRANTOR(S), convey(s) to LARRY
E. SMITH and SUZANNE K. SMITH, husband and wife, hereinafter
called GRANTEE(S), all that real property situated in the
County of Klamath, State of Oregon, described as:Lots 1 and 2 in Block 38 of SECOND ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-29AC, Tax Lot 13600

"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
\$8,000.00.

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 1st day of July, 1997.

Carlene Bird
CARLENE BIRD

STATE OF CALIFORNIA, County of Stanislaus ss.

On July 3, 1997, before me, a notary public, personally
appeared Carlene Bird, personally known to me (or proved to me
on the basis of satisfactory evidence) to be the person whose
name is subscribed to the within instrument and acknowledged to
me that she executed the same in her authorized capacity, and
that by her signature on the instrument the person or the
entity upon behalf of which the person acted, executed the
instrument.

WITNESS my hand and official seal.

Signature Kath L. MahanMy commission expires: May 7, 2001