

42302

MTC 41625-LW
WARRANTY DEED

Vol. M97 Page 24425

LEE ROY BODILY and NANCY N. BODILY, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:
FREDERICK SMITH and NANCY L. SMITH, husband and wife,
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:

Lots 4 and 5 in Block 68 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT,
PLAT NO. 3, 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 \$ 127,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 7636 BLY MOUNTAIN CUTOFF RD., BONANZA, OR 97623

Dated this 25 day of July, 1997

Lee Roy Bodily
LEE ROY BODILY

Nancy N. Bodily
NANCY N. BODILY

STATE OF Utah

SS.

19 97

COUNTY OF Cache

Personally appeared the above named

Lee Bodily & Nancy Bodily

and acknowledged the foregoing instrument to be a voluntary act.

Before me,

Paul L. Gressall
Notary Public for

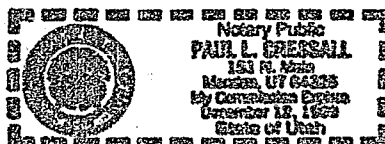
My commission expires

(seal)

ESCROW NO. MT41625-LW

Return to:

FREDERICK SMITH
7636 BLY MOUNTAIN CUTOFF RD.
BONANZA, OR 97623



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 30th day
of July A.D., 19 97 at 3:27 o'clock P M., and duly recorded in Vol. M97
of Needs on Page 24425

FEE \$30.00

Bernetha G. Letsch, County Clerk

By Paul L. Gressall