



43552

K-51061-D

Vol. M97 Page 26648

'97 AUG 14 AIO:48

## STATUTORY WARRANTY DEED

JAMES W. SMITH AND FRANCES SMITH, HUSBAND AND WIFEconveys and warrants to DAVID M. FLEMING-JONES

Grantor,

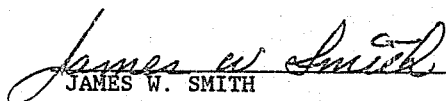
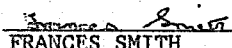
Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 3, BLOCK 1, LA WANDA HILLS, TRACT NO. 1002 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

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 \$ 126,500.00 (Here comply with the requirements of ORS 93.030)Dated this 12 day of AUG 1997  
JAMES W. SMITH  
FRANCES SMITH

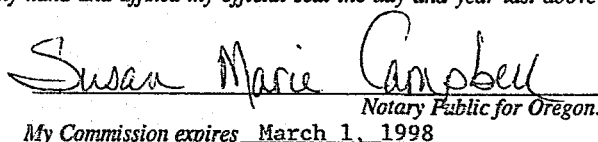
STATE OF OREGON

County of Klamath } ss.

BE IT REMEMBERED, That on this 12 day of August, 19 97, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named James W. Smith and Frances Smith

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that THEY 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.

  
Notary Public for Oregon.  
My Commission expires March 1, 1998Title Order No. K51061DEscrow No. K51061D

After recording return to:

DAVID M. FLEMING-JONES5705 BLUE MOUNTAIN DR.KLAMATH FALLS, OR 97601

Name, Address, Zip

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

DAVID M. FLEMING-JONES5705 BLUE MOUNTAIN DR.KLAMATH FALLS, OR 97601

Name, Address, Zip

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Klamath County Titleon this 14th day of August A.D., 1997at 10:48 o'clock A. M. and duly recordedin Vol. M97 of Deeds Page 26648

Bernetha G. Letsch, County Clerk

By 

Fec, \$30.00

Deputy.