



WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 01046771

AFTER RECORDING RETURN TO:
Mr. and Mrs. Esteban Povoor
5341 Italian Creek Road
Mariposa, CA. 95338

Aspen Title & Escrow

on this 31st day of October A.D., 1997
at 10:06 o'clock A. M. and duly recorded
in Vol. M97 of Deeds Page 36059

Bernetha G. Letsch, County Clerk

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

By Kathleen Rose
Fee, \$30.00 Deputy:

DIANA LYNN WRIGHT-SMITH, who acquired title as Diana L. Wright, hereinafter called GRANTOR(S), convey(s) to ESTEBAN POVOOR and EMILY POVOOR, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

The Westerly 15 feet of Lot 1, and the Easterly 30 feet of Lot 2, Block 62 of NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-29DC, Tax Lot 11700

"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 \$57,900.00.

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 30th day of October, 1997.

Diana Lynn Wright-Smith by Steve O.W. Smith her atty in fact
DIANA L. WRIGHT-SMITH

STATE OF OREGON, County of Klamath)ss.

On October 30, 1997, personally appeared STEVE O.W. SMITH as attorney in fact for Diana Lynn Wright-Smith and acknowledged the foregoing instrument to be his voluntary act and deed and that of said principal.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 2001

