



48052

97 NOV -3. P3:20

Vol. 197 Page 36388STATE OF OREGON,
WARRANTY DEED County of Klamath ss.

Filed for record at request of:

ATC #03046798
AFTER RECORDING RETURN TO:
SUSANNE M. SMITH
2122 HOME AVENUE
KLAMATH FALLS, OR 97601Aspen Title & Escrow
on this 3rd day of November A.D., 1997
at 3:20 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 36388

Bernetha G. Letsch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEBy Kathleen Ross
Fee, \$30.00 DeputyPAUL DENNIS RATZLAFF and CAROLEE JO RATZLAFF, hereinafter
called GRANTOR(S), convey(s) and warrants to SUSANNE M. SMITH,
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:Lot 320, Block 111, MILLS ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33AC TL 1900

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
\$49,500.00.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 23rd day of October, 1997.Paul Dennis Ratzlaff
PAUL DENNIS RATZLAFFCarolee Jo Ratzlaff
CAROLEE JO RATZLAFFSTATE OF CALIFORNIA, County of Glenn ss.On October 23rd, 1997, personally appeared PAUL DENNIS RATZLAFF
AND CAROLEE JO RATZLAFF who acknowledged the foregoing
instrument to be their voluntary act and deed.Aileen Porter
Notary Public for California
My Commission Expires: April 5, 2000