

54608

MTC 43307-LW
WARRANTY DEEDVol. M98 Page 8134

RYAN J. SMITH and KELLY K. SMITH, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
CATHY KING,

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:

Lot 21 in Block 30, HOT SPRINGS ADDITION to the City of Klamath Falls,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

98
MAR 12
P 3:32
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.

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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 \$ 56,400.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: , 6707 South Sixth St. Klamath Falls, OR 97603

Dated this 9 day of MARCH, 19 98

Ryan J. Smith
RYAN J. SMITH

Kelly K. Smith
KELLY K. SMITH

STATE OF OREGON

COUNTY OF KLAMATH

SS. MARCH 9 19 98

Personally appeared the above named RYAN J. SMITH AND KELLY K. SMITH

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

Lisa Legget-Weatherby
Notary Public for Oregon
My commission expires 11/20/99

ESCROW NO. MT43307-LW

Return to:

CATHY KING
6707 South Sixth St.
Klamath Falls, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 12th day of March A.D., 1998
at 3:32 o'clock P M. and duly recorded
in Vol. M98 of Deeds Page 8134

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fee, \$30.00

Deputy.