

55686

MTC 44182-MS
WARRANTY DEED

Vol. 1198 Page 10745

JAMES L. SMITH and DONNA SMITH, as tenants in common,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JIMMIE F. MAXWELL and CASSANDRA S. MAXWELL, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
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 \$ 80,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 13907 RAVENWOOD DRIVE, KLAMATH FALLS, OR 97601

Dated this 1st day of April, 19 98

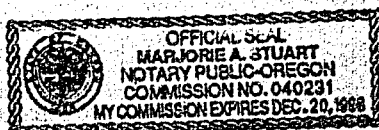
James L. Smith
JAMES L. SMITH

Donna Smith
DONNA SMITH

STATE OF Oregon SS. April 1 19 98
COUNTY OF Klamath

Personally appeared the above named James L. Smith and Donna Smith

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Maynard A. Stuart
Notary Public for Oregon
My commission expires 12-20-98

ESCROW NO. MT44182-MS

Return to:

JIMMIE F. MAXWELL
13907 RAVENWOOD DRIVE
KLAMATH FALLS, OR 97601

10746

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lot 16 in Block 4 of Tract 1046 ROUND LAKE ESTATES according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Lot 15 in Block 4 of Tract 1046 ROUND LAKE ESTATES according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 2nd day
of April A.D., 19 98 at 11:15 o'clock A. M., and duly recorded in Vol. M98
of Deeda on Page 10745.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rossi