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'98 APR 10 P2:46

Vol. M98 Page 11873

ATC # 04047549

STATE OF OREGON,
WARRANTY DEED County of Klamath ss.

Filed for record at request of:

AFTER RECORDING RETURN TO:
WILLIAM T. ROSE
DEBRA D. ROSE
1100 Carlyle
Klamath Falls, Oregon 97601

Aspen Title & Escrow
on this 10th day of April A.D., 1998
at 2:46 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 11873

Bernetha G. Leisch, County Clerk

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

By Kathleen Ross

Fee, \$30.00

Deputy.

LARRY E. SMITH AND SUZANNE K. SMITH HUSBAND AND WIFE ,
hereinafter called GRANTOR(S), convey(s) and warrants to
WILLIAM T. ROSE AND DEBRA D. ROSE HUSBAND AND WIFE hereinafter
called GRANTEE(S), all that real property situated in the
County of KLAMATH, State of Oregon, described as:

W.T.R.
D.D.R.

LOTS 1 AND 2, BLOCK 38, SECOND ADDITION TO THE CITY OF KLAMATH
FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

CODE 1, MAP 3809-29AC TL 13600

"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
\$92,000.00.

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 10th day of APRIL 1998.

Larry E. Smith by Suzanne K. Smith
LARRY E. SMITH BY SUZANNE K. SMITH
HIS ATTORNEY IN FACT

Suzanne K. Smith
SUZANNE K. SMITH

STATE OF OREGON, County of Klamath)ss.

On APRIL 10, 1998, personally appeared SUZANNE K. SMITH,
INDIVIDUALLY AND AS ATTORNEY IN FACT ON BEHALF OF LARRY E.
SMITH who acknowledged the foregoing instrument to be THEIR
voluntary act and deed.

[Signature]
Notary Public for Oregon
My Commission Expires: 5/31/98

