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STATUTORY WARRANTY DEED

JOANNE CAROL VON SAVOYE, MARY KAY BARNETT, BETTY JEAN FEATHER AND LEA MARIE COX

conveys and warrants to BRIAN D. SMITH AND SARAH M. SMITH, HUSBAND AND WIFE

Grantor,

Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 10 IN BLOCK 2 OF SUNSET VILLAGE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON
FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of
record, rights of way, and easements of record and those apparent upon the land,
contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$ 90,000.00 (Here comply with the requirements of ORS 93.030)Dated this 14 day of April 19 98

Mary K. Barnett
MARY K. BARNETT

Lea Marie Cox
LEA MARIE COX

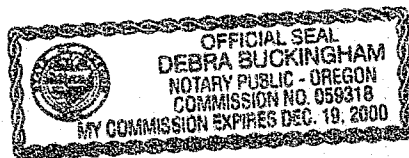
Joanne Carol von Savoye by
JOANNE CAROL VON SAVOYE
STATE OF OREGON Mary K. Barnett for POA
County of Klamath } ss.

Betty Jean Feather by Mary K. Barnett
BETTY JEAN FEATHER for POA

BE IT REMEMBERED, That on this 15th day of April, 19 98, before me, the
undersigned, a Notary Public in and for said County and State, personally appeared the within named
LEA MARIE COX AND MARY K. BARNETT FOR HERSELF AND AS ATTORNEY IN FACT FOR
JOANNE CAROL VON SAVOYE AND BETTY JEAN FEATHER

known to me to be the identical individual^S described in and who executed the within instrument and acknowledged to
me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above
written.



Debora Buckingham
Notary Public for Oregon.
My Commission expires 12-19-2000

Title Order No. K-52188Escrow No. K52188D

After recording return to:

BRIAN D. SMITH5819 HARLAN DRIVEKLAMATH FALLS, OR 97603

Name, Address, Zip

Until a change is requested all tax statement shall be sent
to the following address.BRIAN D. SMITH5819 HARLAN DRIVEKLAMATH FALLS, OR 97603

Name, Address, Zip

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

First American Title

on this 15th day of April A.D., 1998at 3:33 o'clock P. M. and duly recordedin Vol. M98 of Deeds Page 12491

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy