

57961

Stanely D. Smith

310 E. Philadelphia St. Space #124

Ontario, CA 91761

Grantor's Name and Address

Black Loving Trust

1354 Beulah

Roseburg, OR 97470

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Black Loving Trust

1354 Beulah

Roseburg, OR 97470

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Black Loving Trust

1354 Beulah

Roseburg, OR 97470

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee: \$30.00

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STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 11th day of May, 1998, at 2:41 o'clock P.M., and recorded in book/reel/volume No. M98 on page 15969 and/or as fee/file/instrument/microfilm/reception No. 57961, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

NAME

TITLE

By Kathleen Ross, Deputy.

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Stanley D. Smith

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Michael D. Black and Julie A. Black, Trustees or their successors in trust under the Black Loving Trust dated \*\*, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lots 1 and 2, Block 2, EVERGREEN ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax account ~~3606-010BA-02800~~ 3606-010BA-02800 & 3606-010BA-2900

\*\*April 24, 1997 and any amendments thereto

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): except agreements, easements, restrictions and declaration of conditions and restrictions of record

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 9,500.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ☐, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 11th day of MAY, 1998; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

CALIFORNIA

STATE OF OREGON, County of SAN BERNARDINO, ss.

This instrument was acknowledged before me on MAY 4TH, 1998, by Stanley D. Smith

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_,

as \_\_\_\_\_



NANCI POZZAITO  
COMMISSION #1146002  
Notary Public - California  
SAN BERNARDINO COUNTY  
My Commission Expires  
JULY 5, 2001

Nanci Pozzaito  
Notary Public for California

My commission expires JULY 5, 2001