

63605

Vol. M98 Page 27827Title Order No. 98152671Escrow No. 98152671

'98 JUL 29

P3:03

This space reserved for recorder's use

STATE OF OREGON,
County of Klamath ss.

After recording return to:

David McDermaid

8240 SW 166th

Beaverton, OR 97007

Name, Address, Zip

Until a change is requested all tax statements shall be sent to the following address.

David McDermaid

8240 SW 166th

Beaverton, OR 97007

Name, Address, Zip

Filed for record at request of:

First American Title

on this 29th day of July A.D., 1998
at 3:03 o'clock P.M. and duly recorded
in Vol. M98 of Deeds Page 27827

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy

STATUTORY WARRANTY DEED

James A. Smejkal, an estate in fee simple, Grantor, conveys and warrants to David McDermaid, an estate in fee simple, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Klamath county, OREGON, to wit:
Lot 3, Block 2, TALL PINES ESTATES, KLAMATH COUNTY, OREGON.

This property is free from encumbrances, EXCEPT: The assessment roll and the tax rol disclose that the premises herein described were specially assessed as Forest Land; Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of the Little Deschutes River and the ownership of the State of Oregon in and to that portion lying below the high water mark thereof; Restrictions shown on the recorded plat /partition.; Declarations, Conditions and Restrictios, recorded: June 15, 1984 in M-84 page: 10072, Klamath County, Oregon.

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 \$38,000.00.

(Here comply with the requirements of ORS 93.030)

Dated this 23rd day of July, 19 98.

James A. Smejkal

STATE OF OREGON

County of Washington

} ss.

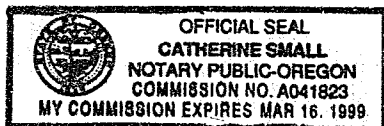
BE IT REMEMBERED, That on this 23rd day of July, 19 98,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named
James A. Smejkal

known to me to be the identical individual _____ described in and who executed the within instrument and acknowledged to me that he _____ 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.

Catherine Small
My Commission Expires 3-16-99

Notary Public for Oregon



1st
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