

NS 61547 64109 '98

Grantor's Name and Address
 Neal G. Smith & Konnie L. Smith
 2196 W. Irwin Way
 Eugene, OR 97402

Grantee's Name and Address
 Danny L. Howard Sr. & Linda F. Howard
 30822 Hwy 20 SR
 Blodgett, OR 97326

After recording, return to (Name, Address, Zip):
 ✓ Danny L. Howard Sr. & Linda F. Howard
 30822 Hwy 20 SR
 Blodgett, OR 97326

Until requested otherwise, send all tax statements to (Name, Address, Zip):
 Danny L. Howard Sr. & Linda F. Howard
 30822 Hwy 20 SR
 Blodgett, OR 97326

Vol. 1198 Page 23830

STATE OF OREGON,
 County of KLAMATH } ss.

I certify that the within instrument was received for record on the 6TH day of JULY, 1998, at 3:50 o'clock P.M., and recorded in book/reel/volume No. M98 on page 23830 and/or as fee/file/instrument/microfilm/reception No. 61547- Record of Deeds of said County.

Witness my hand and seal of County affixed.

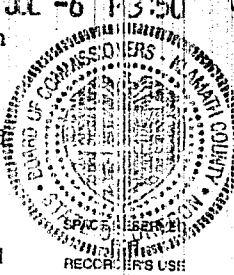
BERNETHA G. LETSCH, CO. CLERK
 NAME TITLE

By *Kathleen Ross*, Deputy.

INDEXED
 D ✓

FEE \$30.00

WARRANTY DEED



* Deed returned to CORRECT NAME.
 "Danny L. Howard Sr."
 KNOW ALL BY THESE PRESENTS that Neal G. Smith and Konnie L. Smith

* hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Danny L. Howard Sr. and Linda F. Howard 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:

98 AUG -7 P2:05

Lot 25, Block 14, Tract 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk, Klamath, County, Oregon.

and covenants that grantor is the owner of the above described property free of all encumbrances except those contained in patent of the United States Government, the State of Oregon, and reservations contained in the dedication of Tract 1042 of record in Klamath County, Oregon; rights of the Federal Government, the State of Oregon, and the general public in any portion of the above described property lying below the high water line of the Little Deschutes River; Buildings shall be constructed in a workmanlike manner and comply with state and county building codes. All owners shall be responsible for maintaining their lots free of trash and refuse at all times. No tents shall be used as dwellings on the property. No business shall be conducted on the property, except for Lots 1 and 2, Block 7; Lots 1 and 2, Block 12; Lots 11 and 12, Block 6; and Lots 1 and 2, Block 13. Owners shall comply with all sanitary laws and regulations of Klamath County and the State of Oregon; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

(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):
 No Exceptions

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 \$ 6500.00. 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 Φ , if not applicable, should be deleted. See ORS 93.020.)

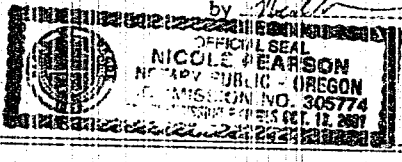
In construing this deed, where the context so requires, the singular includes the plural.

In witness whereof, the grantor has executed this instrument this 30th day of July, 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 LITIGATIONS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.230.

Neal G. Smith
Konnie Lee Smith

STATE OF OREGON, County of Linn, ss.
 This instrument was acknowledged before me on June 30, 1998,



Notary Public for Oregon
 My commission expires 10/12/01

30-11-18

29041

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of August A.D. 19 98 at 2:05 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 29040

FEE \$10.00 Re-record

By Bernetha G. Letsch, County Clerk
Kathleen Rose

RECORDED
INDEXED
AUG 11 1998
CLERK'S OFFICE
COUNTY OF KLAMATH, OREGON