

64661

98 AUG OFFICIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ORCHARD FEDERAL SAVINGS BANK hereafter called the grantor, for the consideration hereinafter stated, to grantor paid by BOBBY J. SMITH AND MARILYN M. SMITH, JOINT TENANTS hereinafter called the 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:

The NW 1/4 NW 1/4 Section 18, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE ON REVERSE SIDE)

To Have and to Hold the same unto the 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

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 \$17,500.00.

\*\*However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration (indicate which). \*\* (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.

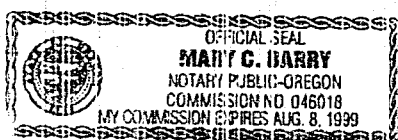
In Witness Whereof, the grantor has executed this instrument this 13<sup>th</sup> day of August, 1998; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person if a corporate grantor, it has caused its name to be signed and its seal, if any, 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 FEED TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OF COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FORESTS PRACTICES AS DEFINED IN ORS 29.930

ORCHARD FEDERAL SAVINGS BANK

BY: Cherie Skogerboe  
CHERIE SKOGERBOE

PRESIDENT



NOTARY STAMP

STATE OF OREGON, County of Klamath ss.  
This instrument was acknowledged before me on Aug 13, 1998

by Cherie Skogerboe  
This instrument was acknowledged before me on Aug 13, 1998

as President  
of Orchard Federal Savings Bank

Mary C. Barry  
My commission expires 8/8/99 Notary Public of Oregon

ORCHARD FEDERAL SAVINGS BANK

P O BOX 940

ONTARIO, OR 97914

Grantor's Name and Address

BOBBY J. & MARILYN M. SMITH

P O BOX 146

ELY, OREGON 97622

Grantor's Name and Address

After recording return to:

Robby Smith

15343 Fishhole Creek Rd.

Ely, Or. 97622

STATE OF OREGON,  
County of Klamath ss.

I certify that the within instrument was received for record on the 17<sup>th</sup> day of August, 1998, at

1:39 o'clock P. M., and recorded in book/reel/volume No. M98 on page 30247 and / or as fee / file / instrument / microfilm / reception No. 64661.

Record of Deeds of said County.  
Witness my hand and seal of County affixed.

Bernetha C. Letisch, Co. Clerk  
By Kathleen Roper, Deputy

SPACE RESERVED

FOR

RECORDING USE

Fee: \$30.00