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65234

98 AUG 27 10:09

Vol. M98 Page 31459

Rick L. Smith

5812 Southgate Drive

Klamath Falls, OR 97603

Grantor's Name and Address

Betty Sue Walker

3105 Bisbee Street

Klamath Falls, OR 97603

Grantee's Name and Address

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

Betty Sue Walker

3105 Bisbee Street

Klamath Falls, OR 97603

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

Betty Sue Walker

3105 Bisbee Street

Klamath Falls, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 27th day of August, 1998, at 10:09 o'clock A.M., and recorded in book/reel/volume No. M98 on page 31459 and/or as fee/file/instrument/microfilm/reception No. 65234, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathleen Rossi, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Rick L. Smith

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Betty Sue Walker

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:

A parcel of land situate in Lot 4, Block 6, ALTAMONT ACRES, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at the Northwest corner of Lot 4, Block 6, ALTAMONT ACRES; thence South 0 deg. 20' East long the West line of Lot 4, 71 feet; thence South 89 deg. 40' East 146 feet; thence North 0 deg. 20' West, 71 feet to the North line of said Lot 4; thence North 89 deg. 40' West 146 feet to the point of beginning, with bearings based on Minor Partition 15-83, EXCEPTING THEREFROM the Westerly 5 feet conveyed to Klamath County for road purposes.

(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 \$ 25,000.00. However, the actual consideration consists of the above described property of value given or promised which is [X] the whole / [] a 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 24 day of August, 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.

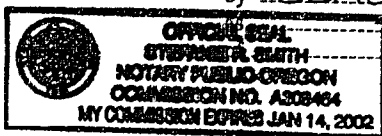
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Rick L. Smith (Grantor)
Betty Sue Walker (Grantee)

STATE OF OREGON, County of Klamath } ss.

This instrument was acknowledged before me on Aug 27th, 1998,
by Rick L. Smith

This instrument was acknowledged before me on Aug 27th, 1998,
by Betty Sue Walker



Stephen H. Smith
Notary Public for Oregon
My commission expires Jan 14, 2002

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