

65436

MTC 45523-LW
WARRANTY DEED Vol. 1798 Page 31908

DOUGLAS W. FULLER and LEAH RAE FULLER, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JOSHUA M. SMITH and TRINA S. SMITH, husband and wife,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

LOT 19 OF LLOYD'S TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE
IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said 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.

AUG 31 AM 11:47 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.

98 The true and actual consideration for this conveyance is \$ 85,700.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4412 LAVERNE AVE., KLAMATH FALLS, OR 97603

Dated this 28th day of August, 1998.

Douglas W. Fuller
DOUGLAS W. FULLER

Leah Rae Fuller
LEAH RAE FULLER

STATE OF Oregon
COUNTY OF Klamath SS. August 28 1998
Personally appeared the above named Douglas W. Fuller
and Leah Rae Fuller

and acknowledged the foregoing instrument to be A voluntary act.



Before me:

Lisa Legget-Weatherby
Notary Public for Oregon
My commission expires 11/20/99

ESCROW NO. MT45523-LW

Return to:

JOSHUA M. SMITH
4412 LAVERNE AVE.
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 31st day of August A.D., 1998
at 11:47 o'clock A M. and duly recorded
in Vol. MS3 of Deeds Page 31908

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fee, \$30.00

Deputy.