



98 NOV 23 11:31

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Louise M. McDermaid  
Tall Pines Estate Lot 4 Block 2  
Crescent, OR 97733

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

Louise M. McDermaid  
Tall Pines Estate Lot 4 Block 2  
Crescent, OR 97733

Escrow No. 98170962Title No. K-52291

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

First American Title

on this 23rd day of November A.D., 1998  
at 1:31 o'clock P. M. and duly recorded  
in Vol. M98 of Deeds Page 42866

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee,

\$30.00

Deputy.

**STATUTORY WARRANTY DEED**

James A. Smejkal, Grantor, conveys and warrants to Louise M. McDermaid, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 4, Block 2, Tall Pines Estates, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: The assessment roll and the tax roll disclose that the premises herein described were specially assessed as Forest Land. If land becomes disqualified an additional tax may be levied for the last five or lesser number of years in which the land was subject to the special land use assessment; 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; restrictions shown on the recorded plat/partition of Tall Pines Estates, recorded: 6-15-84 in M-84 on page: 10083; Conditions and restrictions recorded: April 24, 1998 in M-98 on page: 13696.

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.

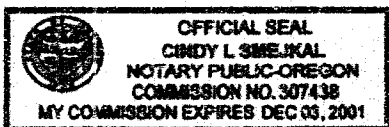
The true consideration for this conveyance is \$40,000.00 (Here comply with the requirements of ORS 93.030)

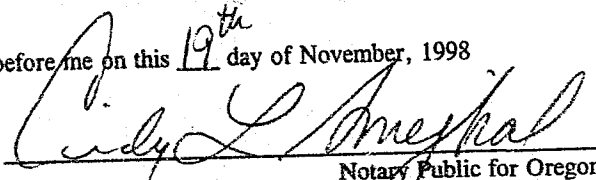
Dated this 19<sup>th</sup> day of November, 1998.

  
James A. Smejkal

STATE OF OREGON  
County of Washington } ss.

This instrument was acknowledged before me on this 19<sup>th</sup> day of November, 1998  
by James A. Smejkal



  
Notary Public for Oregon  
My commission expires 12-3-01