

71437

MTC 46454-KR  
WARRANTY DEED Vol. m98 Page 45675

98 DEC 14 P3:30

M. L. STEWART, INC., AN OREGON CORPORATION,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
JAMES MICHAEL SMITH and STEFANIE SMITH, as tenants by the entirety,  
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 12 of REGENCY ESTATES - TRACT 1292, PHASE I, 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.

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 CRS 30.930.

The true and actual consideration for this conveyance is \$ 115,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 5119 CAMBRIDGE COURT, KLAMATH FALLS, OR 97603

Dated this 9th day of December, 1998

M. L. STEWART, INC., AN OREGON CORPORATION

BY: Melvin L. Stewart PRESIDENT  
MELVIN L. STEWART

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on December 9, 1998

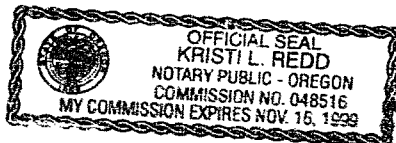
by MELVIN L. STEWART

as PRESIDENT

of M. L. STEWART, INC., an Oregon corporation

Kristi L. Redd  
Notary Public of Oregon

My commission expires 11/16/99



ESCROW NO. MT46454-KR

Return to:

JAMES MICHAEL SMITH  
5119 CAMBRIDGE COURT  
KLAMATH FALLS, OR 97603

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 14th day of December A.D., 1998  
at 3:30 o'clock P. M. and duly recorded  
in Vol. M98 of Deeds Page 45675

Bernetha G. Letsch, County Clerk

By Kathleen Rose  
Fee, \$30.00 Deputy.