

71527

98 DEC 15 P2:45

MTC 46742-KR Vol. M98 Page 45872  
WARRANTY DEED

DUANE W. SMITH and KAREN S. SMITH, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
THOMAS HAROLD ROSE, III and IONA LEANNE ROSE, 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:

Parcel 2 of Land Partition 17-96 being a portion of Parcel 3 of Land  
Partition 44-94 situated in the SW1/4 SW1/4 of Section 20, Township 38  
South, Range 9 East of the Willamette Meridian, 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 ORS 30.930.

The true and actual consideration for this conveyance is \$ 89,500.00.

Until a charge is requested, all tax statements shall be sent to Grantee at the  
following address: 2743 MONTELIUS STREET, KLAMATH FALLS, OR 97601

Dated this 14th day of December, 1998.

Duane W. Smith  
DUANE W. SMITH

Karen S. Smith  
KAREN S. SMITH

STATE OF OREGON

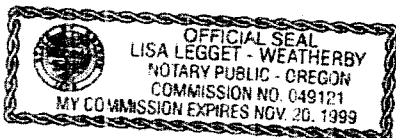
SS. December 19 98

COUNTY OF KLAMATH

Personally appeared the above named \_\_\_\_\_

DUANE W. SMITH & KAREN S. SMITH

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

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

ESCROW NO. MT46742-KR

Return to:

THOMAS HAROLD ROSE, III  
2743 MONTELIUS STREET  
KLAMATH FALLS, OR 97601

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 15th day of December A.D., 1998  
at 2:45 o'clock P. M. and duly recorded  
in Vol. M98 of Deeds Page 45872

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fee, \$30.00

Deputy