



98 DEC 24 AM 1:19

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## STATUTORY WARRANTY DEED

ROLAND AND CLAYTON SMITH

conveys and warrants to ALTON A. STILES AND DARLENE STILES, HUSBAND AND WIFE, Grantor,  
the following described real property free of liens and encumbrances, except as specifically set forth herein:  
SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE  
MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 \$ 22,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 16 day of December 19 98

Roland Smith  
ROLAND SMITH

Clayton Smith  
CLAYTON SMITH

STATE OF OREGON

County of KLAMATH } ss.

BE IT REMEMBERED, That on this 14th day of December, 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named ROLAND SMITH AND CLAYTON SMITH

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Carole A. Amode  
Notary Public for Oregon.  
My Commission expires 8/15/00

Title Order No. K-53383  
Escrow No. K53383C

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

ALTON STILES  
2030 FARGO STREET  
KLAMATH FALLS, OR 97603  
Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.

ALTON STILES  
2030 FARGO STREET  
KLAMATH FALLS, OR 97603  
Name, Address, Zip

47079

EXHIBIT "A"  
DESCRIPTION OF PROPERTY

## PARCEL 1:

Lot 7 in Block 2 of PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM that portion conveyed to Klamath County for the widening of Gary Street by instrument recorded June 25, 1965 in Volume 362, page 460. Deed records of Klamath County, Oregon.

## PARCEL 2:

Beginning at a point on the North line of the Dalles-California Highway, 813.4 feet Easterly from the intersection of said North line of the Dalles-California Highway and the Easterly line of the U.S.R.S. main canal right-of-way; thence N. 0°31' W. 410.3 feet to the true point of beginning; thence N. 0°31' W. 136.8 feet; thence S. 89°32' W. 100.0 feet; thence S. 0°31' E. 136.8 feet; thence N. 89°04' E. 100.0 feet to the point of beginning, being a portion of the SW ¼ of NW ¼ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 24th day  
of December A.D., 19 98 at 11:19 o'clock A.M., and duly recorded in Vol. M98  
of Deeds on Page 47078

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross