

72226

98 DEC 29 P3:28

MTC 46733-KC

WARRANTY DEED Vol. 1798 Page 47670

DUANE W. SMITH and KAREN S. SMITH, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
STEWART A. COOK,

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 1 OF LAND PARTITION 16-96, BEING PARCEL 2 OF LAND PARTITION 44-94  
SITUATED IN THE SW1/4 OF THE 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 \$ 87,500.00.

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

Dated this 29 day of Dec, 1998

Duane W. Smith  
DUANE W. SMITH

Karen S. Smith  
KAREN S. SMITH

STATE OF Oregon

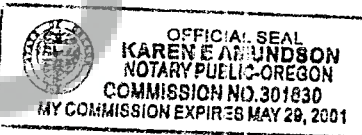
COUNTY OF Klamath

SS. December 29 19 98

Personally appeared the above named Duane W. Smith

Karen S. Smith

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Karen E. Lundson  
Notary Public for Oregon

My commission expires 5-29-01

ESCROW NO. MT46733-KC

Return to:

STEWART A. COOK  
2737 Montelious  
Klamath Falls, OR 97603

STATE OF OREGON,  
County of Klamath SS.

Filed for record at request of:

Amerititle

on this 29th day of December A.D., 1998  
at 3:28 o'clock P. M. and duly recorded  
in Vol. M96 of Deeds Page 47670

Bernetha G. Letsch, County Clerk

By Kathleen Ross  
Fee, \$30.00 Deputy.