

75642

'99 MAR -4 P3:05

MTC 47469-M Vol. M99 Page 7736  
WARRANTY DEED

PHILLIP DODDRIDGE,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
LARRY EUGENE SMITH and LINDEN ELZASE SMITH, husband and wife,  
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 5 IN BLOCK 205 OF MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
COUNTY CLERK OF KLAMATH COUNTY, OREGON. LESS AND EXCEPTING THAT PORTION  
HERETOFORE CONVEYED TO THE STATE OF OREGON FOR WIDENING OF SOUTH SIXTH  
STREET BY DEED VOLUME 160, PAGE 295, DEED RECORDS 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 ORS 30.930.

The true and actual consideration for this conveyance is \$ 175,000.00.

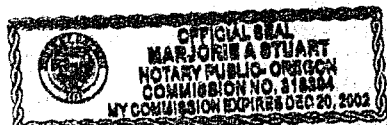
Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 2000 SO. 6TH STREET, KLAMATH FALLS, OR 97601

Dated this 4th day of March, 1999

*Phillip Doddridge*  
PHILLIP DODDRIDGE

STATE OF Oregon ss. March 4 19 99  
COUNTY OF Klamath  
Personally appeared the above named Phillip Doddridge

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

*Margaret Smith*  
Notary Public for Oregon  
My commission expires 12-20-02

ESCROW NO. MT47469-MS

Return to:

LARRY EUGENE SMITH  
2000 SO. 6TH STREET  
KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

the 4th day of March A.D., 1999  
at 3:05 o'clock P. M., and duly recorded  
in Vol. M99 of Deeds on Page 7736

Linda Smith, County Clerk

By *Kathleen Rose*, Deputy  
Fec. \$30.00