

WARRANTY DEED

ASPEN TITLE ESCROW NO.: 02049185 <sup>302</sup>

AFTER RECORDING RETURN TO:  
MR. & MRS. SAXTON

1814 Crescent St.  
KIPAH, OR 97601

State of Oregon, County of Klamath  
Recorded May 4, 1999, at 2:42 PM  
at the referenced page, Vol. M99.  
Linda Smith, County Clerk  
Fee \$ 30 -

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

LARRY E. SMITH AND SUZANNE K. SMITH, hereinafter called  
GRANTOR(S), convey(s) and warrant to MARK C. SAXTON AND  
DEBORAH L. SAXTON, Husband and Wife, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

~~The E 1/2 of Lot 3 and 4, Block 35, HILLSIDE ADDITION TO THE  
CITY OF KLAMATH FALLS, in the County of Klamath, State of  
Oregon.~~

~~CODE 1 MAP 3809-29AD TAX LOT 5300~~

*not* 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 30.390"

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land,  
and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$63,500.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 20th day of April, 1999.

Larry E. Smith  
LARRY E. SMITH

Suzanne K. Smith  
SUZANNE K. SMITH

STATE OF OREGON, County of KLAMATH)ss.

On April 20, 1999, personally appeared the above named Larry E.  
Smith and Suzanne K. Smith acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me: William H. Powell  
Notary Public for OREGON  
My Commission Expires: 10/4/2002

**\*\* AMENDED LEGAL DESCRIPTION**

The E 1/2 of Lot 4, Block 35, HILLSIDE ADDITION TO THE CITY  
OF KLAMATH FALLS, in the County of Klamath, State of  
Oregon

CODE 1 MAP 3809-29AD TAX LOT 5300

