

99 MAY 24 AM 40

MT47778-M  
WARRANTY DEED

Vol M99 Page 20470

DUANE W. SMITH and KAREN S. SMITH, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
RICHARD L. HAMMOND and CHERAMIA I. HAMMOND, 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:

PARCEL 1 OF LAND PARTITION 17-96, BEING PARCEL 3 OF LAND PARTITION 44-94,  
SITUATED IN THE SW1/4SW1/4 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 \$ 89,250.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 2733 CORNELIUS STREET, KLAMATH FALLS, OR 97601  
MONTIELUS

Dated this 20th day of May, 1999

Duane W. Smith  
DUANE W. SMITH

Karen S. Smith  
KAREN S. SMITH

STATE OF Washington SS. May 20 19 99  
COUNTY OF Benton

Personally appeared the above named Duane W. Smith &  
Karen S. Smith

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Kristel J. Delcarmm  
Notary Public for WAASH  
My commission expires 8-29-01

(seal)

ESCROW NO. MT47778-MS

Return to:  
RICHARD L. HAMMOND  
2733 CORNELIUS STREET  
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath  
Recorded 5/24/99, at 11:40 a.m.  
In Vol. M99 Page 20470  
Linda Smith, County Clerk  
Fee \$ 30-

Linda Smith