

1999 JUN 15 PM 3:43

MTC 48437-KR  
WARRANTY DEED

Vol M99 Page 23565

JOSEPH MICHAEL HOHMAN,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
JEFFREY J. SMITH and LINDA S. 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:

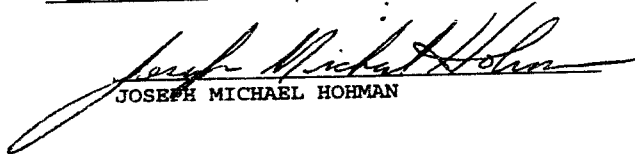
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof 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: 12 COLONIAL DR., ROGERS, AR 72758-1400

Dated this 15th day of JUNE, 1999

  
JOSEPH MICHAEL HOHMAN

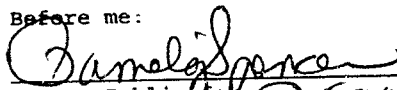
STATE OF Oregon SS. 6/15 19 99  
COUNTY OF Klamath

Personally appeared the above named Joseph Michael  
Hohman

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:  
  
Notary Public for Oregon  
My commission expires 8/16/2000

ESCROW NO. MT48437-KR

Return to:  
JEFFREY J. SMITH  
12 COLONIAL DR.  
ROGERS, AR 72758-1400

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**

Parcel 3 of Land Partition 35-98 in the N1/2 of Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon;

**EXCEPTING THEREFROM:**

That portion of Parcel 3 of Land Partition 35-98 in Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying Southerly of a line described as follows:

Beginning at a point on the Easterly line of Parcel 3 of Land Partition 35-98 from which the Northeasterly corner of said Parcel 3 bears North 26 degrees 35' 02" West, 125.00 feet; thence South 78 degrees 01' 16" West 952.02 feet to a point on the Westerly line of said Parcel 3.

State of Oregon, County of Klamath  
Recorded 6/15/99, at 3:43 p m.  
In Vol. M99 Page 23565

*Linda Smith,*

County Clerk

Fee\$ 35 *RL*