

MTC. 48202-MG
WARRANTY DEED

Vol. M99 Page 29660

1999 JUL 26 AM 11:26

JAMES E. YEAGER, Grantor,

hereby grant, bargain, sell, warrant and convey to:

MICHAEL K. SMITH and MARIE L. SMITH, as tenants by the entirety, Grantee,

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 4 in Block 10 of FIRST ADDITION TO CYPRESS VILLA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX ACCOUNT NO.: 3909-012CC-06300

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:

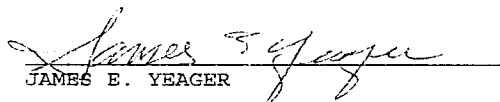
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 120,000.00.

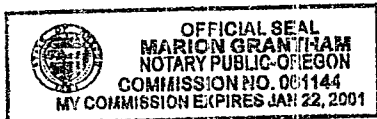
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5708 STURDIVANT AVENUE, KLAMATH FALLS, OR 97603

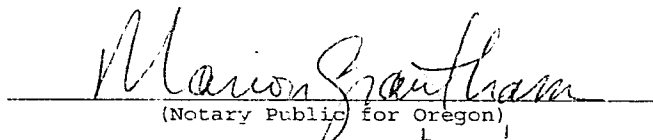
Dated this 24 day of July, 1999


JAMES E. YEAGER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 24, 1999 by JAMES E. YEAGER.




(Notary Public for Oregon)
My commission expires 1/22/01

ESCROW NO. MT48202-MG

Return to:
MICHAEL K. SMITH
5708 STURDIVANT AVENUE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 7/26/99, at 11:26 a. m.
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Linda Smith,
County Clerk Fee \$ 30 - R12