



## WARRANTY DEED

ASPEN TITLE ESCROW NO.: 01050492

AFTER RECORDING RETURN TO:

MR. &amp; MRS. SMITH

PO Box 1017Bluff OR 97632

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

GORDON L. TILLEY and LOIS A. TILLEY hereinafter called  
GRANTOR(S), convey(s) and warrants to ALAM M. SMITH and DONNA  
J. FONTANA-SMITH, Husband and Wife, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN . . . . .

"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, contracts and/or  
liens for irrigation and/or drainage,

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  
\$115,000.00.

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 29th day of November 1999.

Gordon L. Tilley  
GORDON L. TILLEY

Lois A. Tilley  
LOIS A. TILLEY

STATE OF OREGON, County of Klamath)ss.

On November 29, 1999, personally appeared Gordon L. Tilley  
and Lois A. Tilley who acknowledged the foregoing instrument to  
be their voluntary act and deed.

Trisha L. Powell  
Notary Public for OREGON

My Commission Expires: 10/4/2002





## EXHIBIT "A"

47112

All that portion of the W 1/2 NE 1/4 of Section 12, Township 37 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 1/2" iron pin which is South 00 degrees 36' 44" West a distance of 660.93 feet from the North quarter corner of said Section 12; thence continuing South 00 degrees 36' 44" West a distance of 1321.88 feet to a 1/2" iron pin; thence North 89 degrees 02' 28" East a distance of 1309.54 feet to a 1/2" iron pin; thence North 00 degrees 38' 01" East a distance of 1318.96 feet to a 1/2" iron pin; thence South 89 degrees 10' 10" West a distance of 1309.96 feet to the point of beginning.

CODE 113 & 92 MAP 3714-1200 TL 300  
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State of Oregon, County of Klamath  
Recorded 11/29/99, at 3:34 p.m.  
In Vol. M99 Page 4711  
Linda Smith,  
County Clerk Fee \$ 35.00