

2000 SEP -1 PM 3:46

AMT 52015-TA

WARRANTY DEED

Vol MOO Page 32400

THOMAS M. DEVOS,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

RUSSELL SMITH AS TO AN UNDIVIDED 50% INTEREST AND KATHLENE BALL AS TO AN UNDIVIDED 50% INTEREST, AS TENANTS IN COMMON,

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:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 6, BLOCK 12 OF FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON. A MORE COMPLETE LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT "A".

3809-032BA-07500

410095

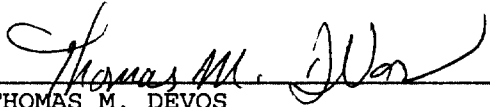
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, 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 12,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2310 MAIN STREET, KLAMATH FALLS, OR 97601


Dated this 28th day of August, 2000.


THOMAS M. DEVOS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 28, 2000 by THOMAS M. DEVOS.




(Notary Public for Oregon)
My commission expires 6-19-04

ESCROW NO. MT52015-TA

Return to:

RUSSELL SMITH
2310 MAIN STREET
KLAMATH FALLS, OR 97601

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EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the most Southerly corner of Lot 6, Block 12 of First Addition to the City of Klamath Falls, Oregon; thence Northeasterly along the Northerly line of Roosevelt Street 106.4 feet to the most Easterly corner of Lot 7, in said Block 12; thence Northwesterly at right angles to Roosevelt Street along the line between Lots 7 and 8 of said Block 12, 55 feet; thence Southwesterly parallel with Roosevelt Street 106.4 feet to the Southerly line of Lot 6 and Easterly line of 4th Street; thence along the Southerly line of Lot 6 and the Easterly line of 4th Street, 55 feet to the point of beginning; being a part of Lots 6 and 7, Block 12, FIRST ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 09/01/00, at 3:46 p.m.
In Vol. M00 Page 32400
Linda Smith,
County Clerk Fee \$ 26⁰⁰