

'01 MAY 23 PM3:10

MTL 54048-KR

WARRANTY DEED

Vol. M01 Page 23851

DONALD R. GRUENER and SUSAN E. GRUENER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
AARON K. SMITH and ALLISON E. GRUENER-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:

Parcel 3 of Land Partition 52-96 being Parcel 1 of Major Land Partition
78-83 situated in the SW 1/4 SW 1/4 of Section 28, Township 39 South,
Range 9 East of the Willamette Meridian, Klamath County, Oregon.

KEY #884333

MAP #3909-02800-02103

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:

**DEED RESTRICTION: ONLY SITE BUILT HOMES WILL BE ALLOWED ON THE ABOVE
DESCRIBED REAL PROPERTY.**

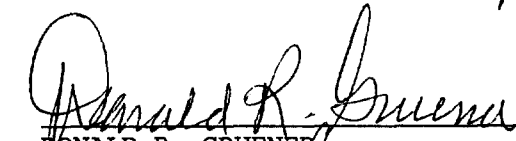
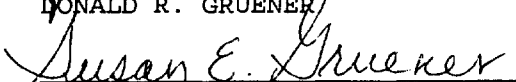
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

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 25,400.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 10881 Wright Avenue, Klamath Falls, OR 97603

Dated this 22 day of May, 2001.


DONALD R. GRUENER

SUSAN E. GRUENER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 22, 2001 by
DONALD R. GRUENER AND SUSAN E. GRUENER.




(Notary Public for Oregon)
My commission expires 11/16/2003

ESCROW NO. MT54048-KR

Return to:
AARON K. SMITH
10881 WRIGHT AVENUE
KLAMATH FALLS OR 97603

State of Oregon, County of Klamath
Recorded 05/23/01, at 3:10 p. m.
In Vol. M01 Page 23851
Linda Smith,
County Clerk Fee \$ 21⁰⁰