

'01 AUG 31 PM2:20

After Recording Return to:  
**PAUL SMELTZER**  
 834 Eldorado Blvd.  
 Klamath Falls, OR. 97601  
 Until a change is requested all tax statements  
 Shall be sent to the following address:  
**PAUL SMELTZER**  
 same as above

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State of Oregon, County of Klamath  
 Recorded 08/31/01 at 2:20 p m.  
 In Vol. M01 Page 44595  
 Linda Smith,  
 County Clerk Fee \$ 21.00

**WARRANTY DEED**  
 (INDIVIDUAL)

**CATHERINE R. DRAZIL**, herein called grantor, convey(s) to **PAUL SMELTZER**, an estate in fee simple all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**Lot 3, Block 28, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.**

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 **\$92,000.00**.  
 (here comply with the requirements of ORS 93.930)

**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.**

Dated August 31, 2001.

Catherine R. Drazil  
**CATHERINE R. DRAZIL**

STATE OF OREGON, County of **Klamath**) ss.

On August 31, 2001 personally appeared the above named **CATHERINE R. DRAZIL** and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me:  
Vickie Blankenburg  
 Notary Public for Oregon  
 My commission expires: 7/01/05

This Document is recorded at the request of:  
**Aspen Title & Escrow, Inc.**  
 525 Main Street  
 Klamath Falls, OR 97601  
 Order No.: 00053587

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