



MT59455-LW

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

LARRY G. SMITH

44221 MCKENZIE #1

LEABURG, OR 97489

State of Oregon, County of Klamath

Recorded 01/24/2003 3:05 p.m.

Vol M03 Pg 04690

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Until a change is requested all
tax statements shall be sent to
The following address:

LARRY G. SMITH

44221 MCKENZIE #1

LEABURG, OR 97489

Escrow No. MT59455-LW

WARRANTY DEED

FRANCES M. THOMAS AS TRUSTEE OF THE FRANCES M. THOMAS REVOCABLE LIVING TRUST DATED NOVEMBER 18, 1993, Grantor(s) hereby grant, bargain, sell, warrant and convey to: LARRY G. SMITH and GENEVA SMITH, ^{with rights of survivorship} 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:

LOT 38 IN BLOCK 24 OF OREGON SHORES SUBDIVISION UNIT 2, TRACT 1113, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

3507-018DD-01500-000

245229

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.

The true and actual consideration for this conveyance is \$9,000.00.

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 this 16th day of January, 2003.

Frances M. Thomas

FRANCES M. THOMAS AS TRUSTEE OF THE FRANCES M. THOMAS REVOCABLE LIVING TRUST, DATED NOVEMBER 18, 1993

State of California
County of Sacramento

This instrument was acknowledged before me on January 16, 2003 by FRANCES M. THOMAS AS TRUSTEE OF THE FRANCES M. THOMAS REVOCABLE LIVING TRUST DATED NOVEMBER 18, 1993.

Trisha D. Barner
(Notary Public)

My commission expires 2/25/2006

