

'03 MAR 18 PM3:10

MT 57493-KR

THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:
SAMUEL D. PORTER

Until a change is requested all
tax statements shall be sent to
the following address:
SAMUEL D. PORTER

Escrow No. MT57493-KR
Title No. _____

State of Oregon, County of Klamath
Recorded 03/18/2003 3:10 p.m.
Vol M03 Pg 16250-51
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

WARRANTY DEED

RONALD D. SMITH and JOANNE K. SMITH, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
SAMUEL D. PORTER and JULIE A. GILMAN, as tenants by the entirety
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:

PLEASE SEE ATTACHED EXHIBIT A"

KEY #217946

ACCT #3809-028BD-05200

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 \$ 315,000.00.

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 18th day of March, 2003.

Ronald D. Smith
RONALD D. SMITH

Joanne K. Smith
JOANNE K. SMITH

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 18, 2003 by
RONALD D. SMITH AND JOANNE K. SMITH.



Kristil Redd
(Notary Public for Oregon)

My commission expires 11/16/2003

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lot 7, Block 41 of HILLSIDE 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, and more particularly described as follows: Beginning at a point on the Northwestern line of Portland Street which is 50.0 feet Northeasterly from the Southwesterly corner of said Block 41; thence continuing Northeasterly along the Northwestern line of Portland Street a distance of 120.0 feet to a point; thence Northwesterly parallel with the Southwesterly line of Hillside Avenue a distance of 150.0 feet to a point; thence southwesterly parallel with the Northwestern line of Portland Street a distance of 120.0 feet to a point; thence Southeasterly parallel with the Southwesterly line of Hillside Avenue a distance of 150.0 feet to the point of beginning.