

NTC- 61936 TM



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

LEONARD F. SMITH

PO BOX 3469 8127

CENTRAL POINT, OR 97502

Klamath Falls, OR 97602

Until a change is requested all

tax statements shall be sent to

The following address:

LEONARD F. SMITH

PO BOX 3469 8127

CENTRAL POINT, OR 97502

Klamath Falls, OR 97602

Escrow No. MT61936-TM

State of Oregon, County of Klamath  
Recorded 07/31/2003 3:13 p m  
Vol M03 Pg 54635-36  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

### WARRANTY DEED

STEPHEN W. DUNC and JOAN E. DUNC, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to LEONARD F. SMITH and LORI A. SMITH, 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:

Lot 16, Tract 1310, PLUM VALLEY II, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No.: 3709-02900-00800-000 Key No.: 379423

379423 R-3709-02900-00800-000

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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 \$34,000.00.

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 30 day of July, 03.

Stephen W. Dunc  
STEPHEN W. DUNC

Joan E. Dunc  
JOAN E. DUNC

26 M

State of Washington

County of Snohomish

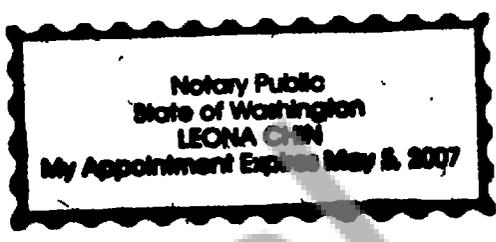
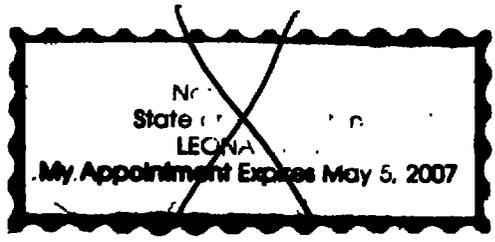
54636

On this day personally appeared before me STEPHEN W. DUNC and JOAN E. DUNC to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 30 day of July, 2002.

[Signature]  
Notary Public in and for the State of  
Washington residing at Bethel.

My appointment expires \_\_\_\_\_



Unofficial Copy