

04 JAN 26 PM 2:24

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After Recording Return to:

KENNETH E. SMITH

MAUDIE L. SMITH

6736 Hwy 39

Klamath Falls, OR 97603

State of Oregon, County of Klamath

Recorded 01/26/2004 2:24 p m

Vol M04 Pg 4759-60

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Until a change is requested all tax statements

Shall be sent to the following address:

KENNETH E. SMITH

MAUDIE L. SMITH

Same as Above

AT & E 585560

WARRANTY DEED

(INDIVIDUAL)

WILLA DEAN MORRIS, herein called grantor, convey(s) to KENNETH E. SMITH and MAUDIE L. SMITH, HUSBAND AND WIFE all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 **\$110,000.00**.
(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 January 23, 2004.

Willa Dean Morris
WILLA DEAN MORRIS

STATE OF OREGON, County of Klamath) ss.

On January 23, 2004 personally appeared the above named WILLA DEAN MORRIS and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00058556

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

Official Seal



Exhibit A

All of that portion of the N 1/2 of the NE 1/4 of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying South of the U.S.R.S. Dixon Drain. EXCEPTING the following described tract:

Beginning at a point which lies South along the Section line a distance of 859.1 feet from the iron pin which marks the Northeast corner of Section 24, Township 39 South, Range 9 East of the Willamette Meridian and running thence: Continuing South along the Section line a distance of 468.5 feet to the 40 corner; thence South 88° 57' West along the 40 line a distance of 742 feet to an iron pin; thence North parallel to the Section line a distance of 468.5 feet to an iron pin; thence North 88° 57' East parallel to the 40 line a distance of 742 feet, more or less, to the point of beginning.

ALSO EXCEPTING THEREFROM a portion of the N 1/2 of the NE 1/4 of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the South line of the South Dixon Drain, where it meets the Easterly line of said Section 24; thence South 195 feet; thence West 120 feet; thence South 65 feet; thence West 10 feet; thence North 90 feet; thence West 179 feet; thence North 228 feet, more or less, to the South line of said Dixon Drain; thence Easterly along said Dixon Drain to the point of beginning.

FURTHER EXCEPTING any portion that lies within State Highway 39.