

After Recording Return to:

JOSEPH E. SMITH

326 DIVISION ST.  
KLAMATH FALLS OR 97601

Until a change is requested all tax statements  
Shall be sent to the address shown above.

JOSEPH E. SMITH

SAME AS ABOVE

State of Oregon, County of Klamath

Recorded 04/29/2004 11:01 A m

Vol M04 Pg 25930

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

*Aspen 59023MA*  
**WARRANTY DEED**  
(INDIVIDUAL)

CHARLES R. WRIGHT, herein called Grantor, convey(s) to JOSEPH E. SMITH, AN ESTATE IN FEE SIMPLE, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Beginning at the Northeasterly corner of Lot 15, Block 21, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon; thence Northwesterly on a Southerly line of Division Street 50 feet to the Northwesterly corner of Lot 16 said Block and Addition; thence Southwesterly along the lot line of Lots 16 and 17 and at right angles to Division Street 50 feet; thence Southeasterly and parallel with Division Street 50 feet to the lot line of Lots 14 and 15; thence Northeasterly along the lot lines of Lots 14 and 15 and at right angles to Division Street 50 feet to the place of beginning.

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 \$35,000.00.  
(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 April 23, 2004.

*Charles R. Wright*  
CHARLES R. WRIGHT

STATE OF OREGON, County of Klamath) ss.

On April 28, 04 personally appeared the above named CHARLES R. WRIGHT and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00059023

Before me: *Adrien Fleeck*  
Notary Public for Oregon  
My commission expires: 12-3-06

Official Seal



21A