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Vol M02 Page 44119

mt 57684 -tm

## RECORDING COVER SHEET

### ALL TRANSACTIONS, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON  
PRESENTING THE ATTACHED INSTRUMENT FOR  
RECORDING. ANY ERRORS IN THIS COVER SHEET  
DO NOT AFFECT THE TRANSACTION(S) CONTAINED  
IN THE INSTRUMENT ITSELF.

State of Oregon, County of Klamath  
Recorded 08/05/2002 3:26 p. m.  
Vol M02, Pg 44119-20  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

#### AFTER RECORDING RETURN TO

name and address of the person authorized to receive the  
instrument after recording, as required by ORS 205.180(4)  
and ORS 205.238.

EDWARD G. SMITH, III  
5905 INDEPENDENCE AVENUE  
KLAMATH FALLS, OR 97603

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).  
*Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."*

WARRANTY DEED

2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or  
GRANTOR, as described in ORS 205.160.

DARLENE ROBERTS

3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or  
GRANTEE, as described in ORS 205.160.

EDWARD G. SMITH, III

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any  
real estate and all memoranda of such instruments, reference ORS 93.030.

\$108,000.00

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING  
ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.  
EDWARD G. SMITH, III 5905 INDEPENDENCE AVENUE, KLAMATH FALLS, OR 97603

6. FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or  
WARRANT, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

N/A

7. THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND  
OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED, for instruments to  
be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

N/A

OK. CM



THIS SPACE RESERVED FOR RECORDER'S USE

44120

After recording return to:

EDWARD G. SMITH, III5905 INDEPENDENCE AVENUEKLAMATH FALLS, OR 97603

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

EDWARD G. SMITH, III5905 INDEPENDENCE AVENUEKLAMATH FALLS, OR 97603Escrow No. MT57684-TM

Title No. \_\_\_\_\_

**WARRANTY DEED****DARLENE ROBERTS,**

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

**EDWARD G. SMITH, III**

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 3 in Block 3 of Tract No. 1036, SECOND ADDITION TO VALLEY VIEW,  
according to the official plat thereof on file in the office of the County  
Clerk of Klamath County, Oregon.

KEY#560440

3909-012BB-01300

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 \$ 108,000.00.

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 31 day of July 2002.

Darlene Roberts  
DARLENE ROBERTS

State of Oregon  
County of Jackson

This instrument was acknowledged before me on July 31 2002 by  
DARLENE ROBERTS.

Melissa Barney  
(Notary Public for Oregon)

My commission expires Jan. 09 2005

