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TITLE NO. 0062497
ESCROW NO. EU03-2874
TAX ACCT. NO. 2607-001-BO 04700 00

Vol M03 Page 68755

State of Oregon, County of Klamath
Recorded 09/16/03 11:19 a m
Vol M03 Pg 68755
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED - STATUTORY FORM

CHARLES W SMITH and MARY P. SMITH, Grantor,

conveys and warrants to

Patricia K.

STEVEN R. PEARSON and ~~PATTY~~ PEARSON, as tenants by the entirety, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

LOT 25 IN BLOCK 15 OF TRACT 1042, TWO RIVERS NORTH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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.

Except the following encumbrances:

2003/2004 taxes which are a lien but not yet due and payable.

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

The true consideration for this conveyance is \$9,000.00.

Dated this 9 day of September 2003.

Charles W. Smith
CHARLES W SMITH
Mary P. Smith
MARY P. SMITH

STATE OF OREGON,

County of Lane ss.

This instrument was acknowledged before me on Sept. 9, 20 03,
by CHARLES W SMITH and MARY P. SMITH

Kathy Hayes
Notary Public for Oregon
My commission expires: 7/1/05



CHARLES W SMITH
PO BOX 711
VENETA, OR 97487
GRANTOR'S NAME AND ADDRESS

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

STEVEN R. PEARSON
1630 SW KNOLLBROOK PL
CORVALLIS, OR 97333
GRANTEE'S NAME AND ADDRESS

After recording return to:
CASCADe TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401