

04 MAR 1 AM 11:09



After recording return to:  
Christopher A. Smith and Theresa M. Smith  
6315 Elwood Road  
Sanger, CA 93657

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

Christopher A. Smith and Theresa M. Smith  
6315 Elwood Road  
Sanger, CA 93657

File No.: 7021-298370 (SAC)  
Date: February 23, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M04 Page 11731

State of Oregon, County of Klamath  
Recorded 03/01/2004 11:09 AM  
Vol M04 Pg 11731-33  
Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

## STATUTORY WARRANTY DEED

**James Douglas McDonald and Nina Nuelene McDonald as tenants by the entirety, Grantor, conveys and warrants to Christopher A. Smith and Theresa M. Smith as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**That portion of Lot 29 of Section 17 and Lots 3 and 4 of Section 20 lying Southwesterly of the Sprague River Highway; Lots 5 and 6 and the N 1/2 of Lots 11 and 12 of Section 20, All in Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$55,000.00**. (Here comply with requirements of ORS 93.030)

31F

APN: 336318

Statutory Warranty Deed  
- continued

File No.: 7021-298370 (SAC)  
Date: 02/23/2004

James Douglas McDonald  
James Douglas McDonald

Nina Nuelene McDonald  
Nina Nuelene McDonald

STATE OF

)  
)ss.  
)

County of

see attached

This Instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by **James Douglas McDonald and Nina Nuelene McDonald.**

\_\_\_\_\_  
Notary Public for  
My commission expires:



STATE OF CALIFORNIA  
COUNTY OF Trinity

} ss.

On 2/26/04, before me, Kim Proctor,  
personally appeared James Douglas McDonald and Nina Nuelene McDonald  
\_\_\_\_\_, personally known to me  
(or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same  
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Kim Proctor



(This area for official notarial seal)

Title of Document \_\_\_\_\_  
Date of Document \_\_\_\_\_ No. of Pages \_\_\_\_\_  
Other signatures not acknowledged \_\_\_\_\_