



After recording return to:
MANUEL ORTEGA
 P O Box 313
 Sprague River, OR 97639

THIS SPACE RESERVED

State of Oregon, County of Klamath
 Recorded 03/02/2005 11:01:41 AM
 Vol M05 Pg 13834
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

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

MANUEL ORTEGA
 P O Box 313
 Sprague River, OR 97639

Escrow No. MT66877-SH

STATUTORY WARRANTY DEED

ROBERT L. SMITH AND GLORIA J. SMITH, TRUSTEES OF THE ROBERT AND GLORIA SMITH FAMILY TRUST, DATED JULY 11, 2002, Grantor(s) hereby convey and warrant to **MANUEL ORTEGA**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 6, Block 1, JUNIPER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3510-034A0-04500-000 Key No: 273082

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$15,000.00**.

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 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 25 day of FEBRUARY, 2005

THE ROBERT AND GLORIA SMITH FAMILY TRUST, DATED JULY 11, 2002

BY: Robert L. Smith
 ROBERT L. SMITH, TRUSTEE

BY: Gloria J. Smith
 GLORIA J. SMITH, TRUSTEE

STATE OF CALIFORNIA

COUNTY OF Humboldt ss.

On February 25th, 2005 before me, Merry Faith Hoffman personally appeared ROBERT L. SMITH AND GLORIA J. SMITH, TRUSTEES OF THE ROBERT AND GLORIA SMITH FAMILY TRUST, DATED JULY 11, 2002 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 they executed the same in their authorized capacity(ies), and that by their signatures(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 Merry Faith Hoffman



2/0
am