



State of Oregon, County of Klamath
Recorded 03/02/2005 2:54p m
Vol M05 Pg 14028-29
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 2

THIS SPACE RESERVED

After recording return to:
BENJAMIN A. SMITH
2028 PARK AVENUE
KLAMATH FALLS, OR 97603

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

BENJAMIN A. SMITH
2028 PARK AVENUE
KLAMATH FALLS, OR 97603

Escrow No. MT68363-TM

STATUTORY WARRANTY DEED

ROBERT V. MITCHELL and PAMELA J. MITCHELL, as tenants by the entirety, Grantor(s) hereby convey and warrant to **BENJAMIN A. SMITH and JENNIFER K. SMITH, as tenants by the entirety**, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$335,000.00**.

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.

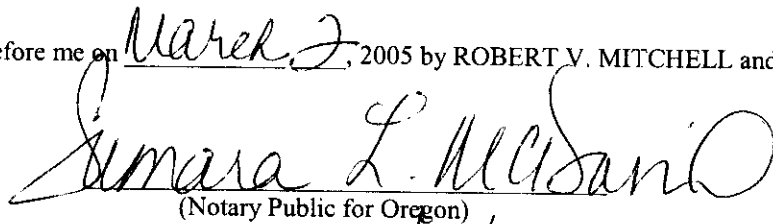
Dated this 2 day of March, 2005


ROBERT V. MITCHELL

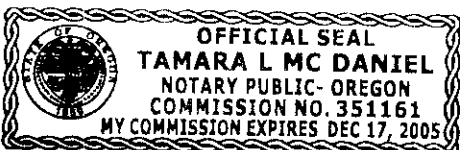

PAMELA J. MITCHELL

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 2, 2005 by ROBERT V. MITCHELL and PAMELA J. MITCHELL.


(Notary Public for Oregon)

My commission expires 12/17/05



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14029

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 3 and 4 in Block 19 of MOUNTAIN VIEW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
EXCEPTING THEREFROM that portion in Lot 4, more particularity described as follows:

Beginning at the Southwest corner of said Lot 4; thence North 00° 05' 28" West 118.04 feet to the Northwest corner of said Lot 4; thence North 89° 50' 02" East along the North line of said Lot 4, 1.00 feet; thence South 00° 23' 40" West 118.05 feet to the point of beginning.

Tax Account No: 3809-021CC-03400-000

Key No: 174331