

05 MAY 5 PM 1:40



State of Oregon, County of Klamath
Recorded 05/05/2005 11:40 a.m.
Vol M05 Pg 32354-56
Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

After recording return to:
RUssell Eugene Smith
3426 Hilyard Avenue
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
RUssell Eugene Smith
3426 Hilyard Avenue
Klamath Falls, OR 97603

File No.: 7021-557721 (SAC)
Date: May 03, 2005

STATUTORY WARRANTY DEED

Alvis Clayton Smith, Grantor, conveys and warrants to **RUssell Eugene Smith**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$70,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 4 day of May, 20 05

317

APN: 541140

Statutory Warranty Deed
- continued

File No.: 7021-557721 (SAC)
Date: 05/03/2005

Alvis Clayton Smith
Alvis Clayton Smith

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 4 day of May, 2005
by **Alvis Clayton Smith.**

Stacy Collins

Notary Public for Oregon
My commission expires: 8-2007



EXHIBIT A**LEGAL DESCRIPTION:**

That part of Lots 1 and 2, Block 5 Altamont Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows, to wit:

Beginning at a point on the North line of Lot 1 Block 5 Altamont Acres, 85 feet West of the Northeast corner of said Lot; thence Westerly along the North line of said Lot 1, a distance of 85 feet, more or less, to the Northwest corner of tract conveyed by C. L. Campbell, et ux to Albert E. Roome, et ux, by Deed recorded June 12, 1926 in Book 71 page 635; thence South along the Easterly line of said Roome tract to its intersection with the Easterly line of tract conveyed by C. L. Campbell, et ux to H. W. Greene, et ux, by Deed recorded August 13, 1926 in Book 73 at page 220; thence Southerly along the Easterly line of said Greene Tract to the South line of Lot 2 Block 5 Altamont Acres; thence East along the South line of said Lot 2 Block 5 Altamont Acres, to the Southeast corner of tract conveyed by C. L. Campbell, et ux to Albert E. Roome, et ux, recorded June 12, 1926 in Deed Book 71 at page 635; thence North along the West line of said Roome tract to the point of beginning.

SAVING AND EXCEPTING therefrom the Northerly 10 feet of said property.