

05 MAY 10 PM 3:02

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After Recording Return to:
SMITH FAMILY REVOCABLE TRUST
P.O. Box 1688
Colfax, Ca. 95713
Until a change is requested all tax statements
Shall be sent to the following address:
SMITH FAMILY REVOCABLE TRUST
Same as above

State of Oregon, County of Klamath
Recorded 05/10/2005 3:02 p m
Vol M05 Pg 33783
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Aspen Title Escrow
WARRANTY DEED
(INDIVIDUAL)

RONALD JOHN RYAN, herein called grantor, convey(s) to WILLIAM S. SMITH AND MARGARET G. SMITH, TRUSTEES OF THE SMITH FAMILY REVOCABLE TRUST, herein called Grantees, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 1, Block 3, RIVERVIEW SECOND ADDITION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 004 MAP 3909-005CA TL 00400 KEY# 532819

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$43,750.00.
(here comply with the requirements of ORS 93.930)

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 May 4, 2005.

Ronald John Ryan

RONALD JOHN RYAN

STATE OF OREGON, County of Klamath) ss.

On May 09, 2005 personally appeared the above named Ronald John Ryan and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00061360

Before me: *M. A. Silveria*
Notary Public for Oregon
My commission expires: 03/10/09

Official Seal

