

05 JUN 30 PM 1:30

State of Oregon, County of Klamath  
Recorded 06/30/05 1:38 Pm  
Vol M05 Pg 49768-69  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

RECORDING REQUESTED BY  
Fidelity National Title Company of Oregon

GRANTOR'S NAME  
Washington Mutual Bank, F.A.

GRANTEE'S NAME  
Michael Travis Smith

Until Further Notice Send Future Tax Statements To:  
Michael Travis Smith  
52472 Antler Lane, LaPine, OR 97739  
AFTER RECORDING RETURN TO:  
Michael Travis Smith  
52472 Antler Lane  
LaPine, OR 97739

*Aspen 1719*

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY SPECIAL WARRANTY DEED**

Washington Mutual Bank, F.A., Grantor, conveys and specially warrants to

Michael Travis Smith,  
Grantee, the following described real property, free and clear of encumbrances created or suffered by the Grantor except as specifically set forth below, situated in the County of Deschutes, State of Oregon,

Lot 7, Block 5, Tract No. 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Code 211 MAP 2310-036CO TL 06800 KEY#140412

**Subject to and excepting:**

Rights of the Public, Covenants, Conditions, Restrictions and Easements of record, if any.  
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 AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS **\$92,500.00** (See ORS 93.030)

DATED: June 14, 2005  
FOR NOTARY ACKNOWLEDGMENT, SEE PAGE 2

Washington Mutual Bank, F.A.  
By: *Lucy Shyder*  
Lucy Shyder Vice President

*WFA*

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STATE OF Florida  
COUNTY OF Duval

This instrument was acknowledged before me on  
June 15, 2005

by Lucy Snyder **Vice President**

This instrument was acknowledged before me on  
June 15, 2005

by Lucy Snyder

as **Vice President**

of WASHINGTON MUTUAL BANK, FA

*Becky Shimpster*

Notary Public for State of Florida

My Commission Expires: \_\_\_\_\_

Becky Shimpster  
MY COMMISSION # 0014990, EXPIRES  
February 24, 2007  
NOTARY PUBLIC - FLORIDA