

05 JUL 13 PM 3:12

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State of Oregon, County of Klamath
Recorded 07/13/05 3:12 p.m.
Vol M05 Pg 53725
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements
shall be sent to the following address:
CHRISTOPHER E. SMITH
36905 S.E. ELDRIDGE DRIVE
SANDY, OR 97055

1st 613395
WARRANTY DEED -- STATUTORY FORM

DAVID E. EGERTON and BETTIE EGERTON, husband and wife, Grantor,

conveys and warrants to

CHRISTOPHER E. SMITH and JANELLE L. SMITH, husband and wife, Grantee,

the following described real property, free of encumbrances except as
specifically set forth herein, to wit:

LOT 15 BLOCK 4, TRACT 1060, SUN FOREST ESTATES, ACCORDING TO THE OFFICIAL
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON.

Tax Account No(s): 140163
Map/Tax Lot No(s): 2310-36B-12900

This property is free from encumbrances, EXCEPT: All those items of record, if
any, as of the date of this deed, including any real property taxes due, but
not yet payable.

The true consideration for this conveyance is \$33,000.00 .

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 7th day of July, 2005.

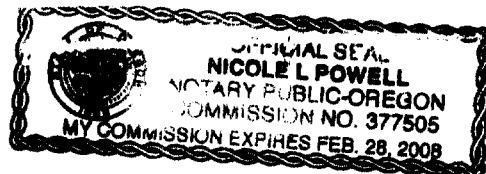

DAVID E. EGERTON


BETTIE EGERTON

STATE OF OREGON, COUNTY OF KLAMATH) SS.

This instrument was acknowledged before me on July 7th 2005 by DAVID E.
EGERTON and BETTIE EGERTON.


(Notary Public for Oregon)
My commission expires 2/28/08



TITLE NO. 14-0051405
ESCROW NO. 14-0051405

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