After recording return to:
Dorothy L. Walker
5831 Mack Avenue
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Dorothy L. Walker
5831 Mack Avenue
Klamath Falls, OR 97603

File No.: 7021-627736 (DMC)
Date:    August 01, 2005

State Of Oregon, County Of Klamath
M05-61246
8/4/2005 3:41:44 PM
# Of Pages   2        Fee: $26.00

# STATUTORY WARRANTY DEED

**Timothy G. Smith and Judith Lynn Peterson not as tenants in common, but with rights of survivorship**, Grantor, conveys and warrants to **Dorothy L. Walker**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 3 Poole Homesites, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

1.    The **2005-2006** Taxes, a lien not yet payable.

2.    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 **$137,900.00**. (Here comply with requirements of ORS 93.030)

Dated this _____ day of _____, 20_____.

_____     _____
Timothy G. Smith                                         Judith Lynn Peterson

STATE OF       Oregon                          )
                                                              )ss.
County of       Klamath                          )

This instrument was acknowledged before me on this _____ day of _____, 20_____
by **Timothy G. Smith and Judith Lynn Peterson.**

_____
Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2005

OFFICIAL SEAL
DORI CRAIN
NOTARY PUBLIC- OREGON
COMMISSION NO. 351693
MY COMMISSION EXPIRES NOV 7, 2005