

**M05-62176**

08/17/2005 03:31:49 PM

# Of Pages 2 Fee: \$26.00



After recording return to:  
Dean Ricks and Karen Ricks  
1850 Hope Street  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Dean Ricks and Karen Ricks  
1850 Hope Street  
Klamath Falls, OR 97603

File No.: 7021-606623 (BS)  
Date: August 04, 2005

## **STATUTORY WARRANTY DEED**

**Barry Dean Smith**, Grantor, conveys and warrants to **Dean Ricks and Karen Ricks Husband and Wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**The Easterly 160 feet of the S 1/2 of Lot 87 Pleasant Home Tracts, 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 **\$66,700.00**. (Here comply with requirements of ORS 93.030)

26

APN: 515268

Statutory Warranty Deed  
- continued

File No.: 7021-606623 (BS)  
Date: 08/04/2005

Barry Dean Smith  
Barry Dean Smith

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 5 day of August, 2005  
by **Barry Dean Smith**.

[Signature]

Notary Public for Oregon  
My commission expires: 2007

