



AMTC 71057 SH

State Of Oregon, County Of Klamath

M05-62898

08/26/2005 02:58:09 PM

# Of Pages 2 Fee: \$26.00

After recording return to:

Lane A. Smith, III

43168 Wayside Circle

Ashburn, VA 20147

Until a change is requested all  
tax statements shall be sent to  
The following address:

Lane A. Smith, III

43168 Wayside Circle

Ashburn, VA 20147

Escrow No. MT71057-SH

Title No. 0071057

SWP

### STATUTORY WARRANTY DEED

**Lane A. Smith, Jr. and Louellen Smith, who aquired title as Louise Ellen Smith, as tenants by the entirety, Grantor(s) hereby convey and warrant to Lane A. Smith, III and Marquita V. Smith, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:**

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$185,000.00**.

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 25 day of August 2, 2005.

Lane A. Smith, Jr.

Lane A. Smith, Jr.

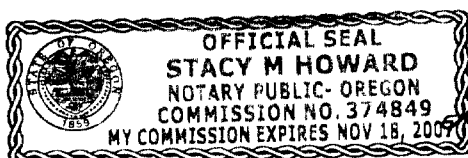
Louellen Smith

Louellen Smith

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Aug 25, 2005 by Lane A. Smith, Jr. and Louellen Smith.



Stacy M. Howard  
(Notary Public for Oregon)

My commission expires 11/18/2007

*Ham*

EXHIBIT "A"  
LEGAL DESCRIPTION

All that portion of the NW1/4 SE1/4 of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying between the Northerly line of the right of way of the Green Springs Highway Oregon No. 66 (sometimes known as Ashland - Klamath Falls Highway) and the Southerly line of the County road (being an extension of Balsam Drive).

EXCEPTING THEREFROM the following described portion:

Beginning at an iron pin on the North South quarter line of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, which lies South a distance of 191 feet along the North South quarter line of Section 7 from the iron axle which marks the center of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, and running thence South 11° 57' East a distance of 144.0 feet, more or less, to the Northerly line of the Green Springs Highway Oregon No. 66; thence South 78° 03' West along the Northerly right of way line of said Highway to its intersection with the North South quarter line of said Section 7; thence North along the North South quarter section line of said Section 7 a distance of 146.8 feet, more or less, to the point of beginning.

AND EXCEPTING THEREFROM that portion thereof conveyed to the State of Oregon by and through its State Highway Commission by Warranty Deed dated October 12, 1967, recorded October 17, 1967 in Volume M76, page 8049, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3909-00700-01900-000

Key No: 535344