

MTC-71255 KR



**M05-64361**

Klamath County, Oregon

09/15/2005 03:02:49 PM

Pages 1 Fee: \$21.00

After recording return to:

Terrence J. Scroggin

147 Ridgecrest

Klamath Falls, OR 97601

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

Terrence J. Scroggin

147 Ridgecrest

Klamath Falls, OR 97601

Escrow No. MT71255-KR

Title No. 0071255

SWL:

**STATUTORY WARRANTY DEED**

**Joshua M. Smith**, Grantor(s) hereby convey and warrant to **Terrence J. Scroggin , an unmarried man**, 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:

Lot 20 and the Southeasterly 20 feet of Lot 19 in Block 17 of ELDORADO HEIGHTS TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-020DD-11800-000

Key No: 172912

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 **\$210,000.00**.

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 13<sup>th</sup> day of September, 2005

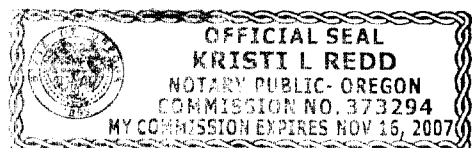
*Joshua M. Smith*  
Joshua M. Smith

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Sept. 13, 2005 by Joshua M. Smith.

*Kristi L. Redd*  
(Notary Public for Oregon)

My commission expires 11/16/2007



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