



After recording return to:
Craig D. Clement
31967 Highway 50
Malin, OR 97632

Until a change is requested all tax statements
shall be sent to the following address:
Craig D. Clement
31967 Highway 50
Malin, OR 97632

File No.: 7021-639011 (DMC)
Date: September 09, 2005

M05-64376

Klamath County, Oregon

09/15/2005 03:44:05 PM

Pages 3 Fee: \$31.00

STATUTORY WARRANTY DEED

Dean M. Smith and Julie A. Smith as tenants by the entirety, Grantor, conveys and warrants to **Craig Clement, a Married Man as His Sole and Seperate Property**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

All of Tracts 7, 8, 9 and 10 of East Addition to Malin, 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 **\$172,500.00**. (Here comply with requirements of ORS 93.030)


31F


APN: R110258

Statutory Warranty Deed
- continued

File No.: 7021-639011 (DMC)
Date: 09/09/2005

Dated this 13 day of September, 2005.


Dean M. Smith


Julie A. Smith

STATE OF California)
)ss.
County of)

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Dean M. Smith and Julie A. Smith.**

Notary Public for
My commission expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF California)SS
COUNTY OF Fresno)

File No: ()

APN No:

On September 13, 2005 before me, Donna Wyant, Notary Public personally appeared Dean M. Smith and Julie A. Smith
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Donna Wyant



This area for official notarial seal.

OPTIONAL SECTION CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER(S) TITLE(S)
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity _____

Name of Person or Entity _____

OPTIONAL SECTION

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: Statutory Warranty Deed
NUMBER OF PAGES 2 DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____