

M05-64687

Klamath County, Oregon

09/20/2005 02:48:21 PM

Pages 1 Fee: \$21.00

After Recording Return to:

RICHARD N DABNEY and MARY ALICE DABNEY

2119 S. Schmidt Rd

Gustine, Ca. 95322

Until a change is requested all tax statements

Shall be sent to the following address:

RICHARD N DABNEY and MARY ALICE DABNEY

Same as above

WARRANTY DEED

(INDIVIDUAL)

ATE 6212 mg

THOMAS M. SMITH and CHRISTY SMITH, herein called grantor, convey(s) to **RICHARD N DABNEY and MARY ALICE DABNEY**, husband and wife, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

The Easterly 60 feet of Lot 2, Block 13, **RIVERSIDE ADDITION TO THE CITY OF KLAMATH FALLS**, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-032CB TL 03000 KEY# 610663

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$110,000.00**.
(here comply with the requirements of ORS 93.930)

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 September 13, 2005.

Thomas M. Smith
THOMAS M. SMITH
Christy Smith
CHRISTY SMITH

STATE OF OREGON, County of

) ss.

On Sept 15, 2005 personally appeared the above named **THOMAS M. SMITH and CHRISTY SMITH** and acknowledged the foregoing instrument to be **their** voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00062112

Before me: M. Silveria
Notary Public for Oregon

My commission expires: 3/10/09

Official Seal

