

M05-67725

Klamath County, Oregon

10/28/2005 12:15:48 PM

Pages 2 Fee: \$26.00

After recording return to:

C/c
Larry E. Smith and Linden E. Smith,
Trustees of the L & L Smith Revocable Living Trust
6340 Tingley Lane
Klamath Falls, OR 97603

Until a change is requested

send tax statements to the

following address:

Larry E. Smith and Linden E. Smith,
6340 Tingley Lane
Klamath Falls, OR 97603

Dated October 28 2005

STATUTORY WARRANTY DEED

Larry E. Smith and Linden E. Smith, as tenants by the entirety, hereinafter called "Grantors", convey and warrant, to **Larry E. Smith and Linden E. Smith, as Trustees of the L & L Smith Revocable Living Trust**, under trust agreement dated August 26, **2005**, or to such Successor Trustee(s) of said Trust(s) created under such agreement(s) as may hereinafter be appointed, hereinafter called "Grantees" the following real property, free of liens and encumbrances, except as specifically set forth herein:

**LOTS 11B, 12A, AND 12B IN BLOCK 5 OF RAILROAD ADDITION 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**

3809-033BC-05000

47745

3809-033BC-04900

47754

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any.

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEEES AND GRANTEEES' HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTORS UNDER A [STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED]. IT IS THE INTENTION OF THE GRANTORS TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

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The true consideration for this conveyance is \$0.

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that "grantors" are lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every part of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned "grantors," have executed this instrument this 28 day of

October, 2005.

Larry E. Smith
LARRY E. SMITH

Linden E. Smith
LINDEN E. SMITH

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Larry E. Smith and Linden E. Smith, and acknowledge the foregoing instrument to be THEIR voluntary act and deed.

(S E A L)



Before me: Jennifer R. Pagan
Notary Public for Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Larry E Smith and Linden E. Smith, Trustees of the L. & L Smith Revocable Living Trust on the ___ day of _____, A.D. 2005 at ___ o'clock __. M. And duly recorded in Vol. _____, of Deeds on Page _____.

Linda Smith, County Clerk

Fee: \$ _____

By _____