



After recording return to:  
Zachary T. Vaughan and Kristen L.  
Smith

1625 Crescent  
Klamath Falls, OR.  
97601

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

Zachary T. Vaughan and Kristen L.  
Smith

Address shown above.

File No.: 7021-687595 (MTA)

Date: November 01, 2005

**M05-68256**

Klamath County, Oregon

11/03/2005 03:42:46 PM

Pages 2 Fee: \$26.00

### STATUTORY WARRANTY DEED

**FRANKLIN CARL JONES**, Grantor, conveys and warrants to **ZACHARY T. VAUGHAN and KRISTEN L. SMITH, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**All that portion of Lots 7 and 8 in Block 19 of Hot Springs 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, which lies Northerly of a line drawn parallel to and distant 75 feet Northerly from the Southerly line of said Block 19, being the Northerly 65 feet of Lots 7 and 8 in Block 19 EXCEPTING the Northeasterly 18 inches of the Northwesterly 65 feet of said Lot 8.**

**This property is free from liens and encumbrances, EXCEPT:**

1. 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 **\$113,200.00**. (Here comply with requirements of ORS 93.030)

26F

APN: 215216

Statutory Warranty Deed  
- continued

File No.: 7021-687595 (MTA)  
Date: 11/01/2005

Dated this 1 day of NOV, 2005.

Franklin Carl Jones  
Franklin Carl Jones

STATE OF Oregon )  
County of Klamath )ss.

This instrument was acknowledged before me on this 1st day of November, 2005  
by **Franklin Carl Jones**.

Marlene T. Addington  
Notary Public for Oregon  
My commission expires: March 22, 2009

