



mtc-71873st

M05-68976

Klamath County, Oregon

11/14/2005 02:37:44 PM

Pages 2 Fee: \$26.00

After recording return to:

GENE L. SMITH

2245 Wiard Street

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

GENE L. SMITH

2245 Wiard Street

Klamath Falls, OR 97603

Escrow No. MT71873-SH

Title No. 0071873

STATUTORY WARRANTY DEED

CLINTON S. BENNETT and S. JACQUELINE BENNETT, husband and wife, Grantor(s) hereby convey and warrant to **GENE L. SMITH and REBECCA L. WHITNEY-SMITH, husband and wife**, 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:

PARCEL 1

A parcel of land situated in the NW1/4 of Section 10, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a 3/8 inch iron pin inside a 3/4 inch iron pipe marking the Northwest corner of said Section 10 which marks the point of beginning for this description; thence South 00 degrees 08' 00" West along the West Section line of said Section 10 a distance of 771.61 feet; thence leaving said Section line South 89 degrees 30' 57" East 1289.35 feet to a point on the East line NW1/4 NW1/4 of said Section 10; thence North 00 degrees 10' 54" West along said East line 771.63 feet to the North line of said Section; thence West along the North line of Section 10 to the point of beginning.

LESS AND EXCEPTING THEREFROM...

A tract of land situated in the NW1/4 NW1/4 of Section 10, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 10; thence South 89 degrees 30' 57" East, along the North line of said Section 10, 200.00 feet to a 5/8 inch iron pin; thence South 00 degrees 08' 00" West 475.16 feet to a 5/8 inch iron pin; thence South 77 ° 41' 24" West 204.80 feet to a 5/8 inch iron pin on the West line of said Section 10; thence North 00 degrees 08' 00" East 520.50 feet to the point of beginning, with bearings based on Survey No. 1718, as recorded in the office of the Klamath County Surveyor.

PARCEL 2

A tract of land situate in the NE1/4 NE1/4 NE1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said NE1/4 NE1/4 NE1/4; thence North 89 degrees 58' 16" West, along the South line of said NE1/4 NE1/4 NE1/4, 18.65 feet to the centerline of a 30 foot wide private road easement; thence North 36 degrees 25' 51" West, along said centerline, 65.71 feet; thence North 53 degrees 34' 09" East, at right angles to said centerline 15.00 feet to a 5/8 inch iron pin on the Northeasterly edge of said private road easement; thence North 28 degrees 13' 20" East 97.16 feet to a 5/8 inch iron pin on the

2600

East line of said NE1/4 NE1/4 NE1/4; thence South 00 degrees 08' 00" West 147.38 feet to the point of beginning.

Account No.:	3910-01000-00300-000	Key No.:	580847
Account No.:	3910-01000-00300-000	Key No.:	595886
Account No:	3910-009AA-00500-000	Key No.:	592567

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 **\$423,000.00**.

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.

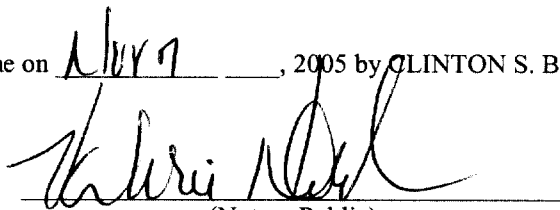
Dated this 7th day of November, 2005


CLINTON S. BENNETT


S. JACQUELINE BENNETT

State of Texas
County of Brewster

This instrument was acknowledged before me on Nov 7, 2005 by CLINTON S. BENNETT and S. JACQUELINE BENNETT.


(Notary Public)

My commission expires 10/19/2006

