

M05-70090

Klamath County, Oregon

11/30/2005 11:02:11 AM

Pages 1 Fee: \$21.00

After Recording Return to:

LUKE KLEIN and VIRGINIA KLEIN

4323 Laverne Ave

Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

LUKE KLEIN and VIRGINIA KLEIN

Same as Above

WARRANTY DEED

(INDIVIDUAL)

ATE - 62579 KF

CHARLES W. SMITH AND TOMOKO K. SMITH, TRUSTEES OF THE CHARLES W. SMITH AND TOMOKO K. SMITH TRUST DATED 9-12-95, herein called grantor, convey(s) to **LUKE KLEIN and VIRGINIA KLEIN, HUSBAND AND WIFE**, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 5, LLOYDS TRACTS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 041 MAP 3909-011CB TL 00900 KEY #553261

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 **\$160,000.00**.
(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 11-29-05.

CHARLES W. SMITH AND TOMOKO K. SMITH TRUST DATED SEPTEMBER 12, 1995

Charles W. Smith
CHARLES W. SMITH, TRUSTEE/INDIVIDUAL

Tomoko K. Smith
TOMOKO K. SMITH, TRUSTEE/INDIVIDUAL

STATE OF OREGON, County of **Klamath**) ss.

On November 29, 2005 personally appeared the above named **CHARLES W. SMITH AND TOMOKO K. SMITH** and acknowledged the foregoing instrument to be ~~their/his/her~~ voluntary act and deed.

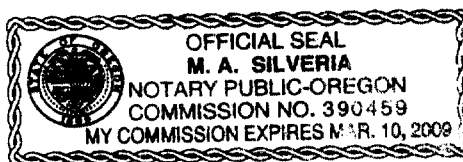
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00062579

Before me: *M. A. Silveria*
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal



621-A