

**M05-70352**

Klamath County, Oregon

12/02/2005 03:26:43 PM

Pages 2 Fee: \$26.00



After recording return to:  
Rudy J.W. Smidt and Elaine Smidt  
*287 Sierra Heights Dr.*  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Rudy J.W. Smidt and Elaine Smidt  
*Sierra*  
Klamath Falls, OR 97603

File No.: 7021-569650 (SAC)  
Date: October 28, 2005

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Sierra Developments, LLC**, Grantor, conveys and warrants to **Rudy J.W. Smidt and Elaine Smidt as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 4 - TRACT 1383 - SIERRA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**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 **\$249,252.00**. (Here comply with requirements of ORS 93.030)

Dated this 30 day of November 2005

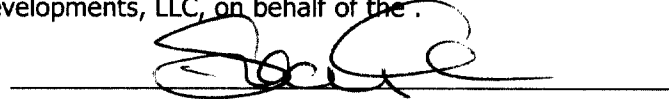
*xi*

Sierra Developments, LLC

  
By: Michael Wilcher, President

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 30 day of NOV., 2005  
by Michael Wilcher as President of Sierra Developments, LLC, on behalf of the .



Notary Public for Oregon

My commission expires: 8-2-07

