

MTT-72606 DS



M05-71637

Klamath County, Oregon

12/22/2005 02:35:04 PM

Pages 2 Fee: \$26.00

After recording return to:

John Manly

22180 Viento Rd

Apple Valley, CA 92308

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

John Manly

22180 Viento Rd

Apple Valley, CA 92308

Escrow No. MT72606-DS

Title No. 0072606

SWD

STATUTORY WARRANTY DEED

Cody B. Smith and Wendy B. Smith, as tenants by the entirety, Grantor(s) hereby convey and warrant to **John Manly and Wyvonna Manly, as tenants by the entirety**, 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:

Lot 7 in Block 3 of TRACT 1009 - YONNA WOODS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3711-030D0-00800-000

Key No: 399642

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 **\$160,000.00**.

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.

2/10/00

Dated this 1 day of December, 2005.

Cody B. Smith
Cody B. Smith

Wendy B. Smith
Wendy B. Smith

State of Montana
County of Cascade

This instrument was acknowledged before me on December 1, 2005 by Cody B. Smith and Wendy B. Smith.

Allyson House
(Notary Public)

My commission expires Sept 26, 2007

