

M06-00780

Klamath County, Oregon

01/13/2006 03:10:13 PM

Pages 3 Fee: \$31.00

After Recording Return to:

LIGIA BEATRIZ AMAYA

809 W Olive St.
Inglewood, Ca. 90301

Until a change is requested all tax statements

Shall be sent to the following address:

LIGIA BEATRIZ AMAYA

Same as above

ATE. 62543 ms

WARRANTY DEED

(INDIVIDUAL)

WILLIAM S SMITH and MARGARET G SMITH TRUSTEES OF THE SMITH FAMILY REVOCABLE TRUST, herein called grantor, convey(s) to **LIGIA BEATRIZ AMAYA**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 1, Block 3, RIVERVIEW SECOND ADDITION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 004 MAP 3909-005CA TL 00400 KEY# 532819

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 **\$100,000.00**.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated January 6, 2006.

THE SMITH FAMILY REVOCABLE TRUST

William S. Smith
BY: **WILLIAM S. SMITH, TRUSTEE**

Margaret G. Smith
BY: **MARGARET G. SMITH, TRUSTEE**

STATE OF CALIFORNIA, County of **PLACER**) ss.

On January 10th, 2006 personally appeared the above named **WILLIAM S SMITH** and **MARGARET G SMITH** and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00062543

Before me: _____
Notary Public for California
My commission expires:

Official Seal

STATE OF CALIFORNIA
COUNTY OF

Placer

} S.S.

On 1-10-06 before me,

Kern Derobertis

a Notary Public in and for said County and State, personally appeared

Margaret G. Smith

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s), acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Kern Derobertis



attached to Warrant by Deed
(This area for official notarial seal)
dated 1-6-2006

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

PLACER

SS.

On JANUARY 10th, 2006 before me,

Amy Sibley

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared WILLIAM S. Smith

Name(s) of Signer(s)

☒ personally known to me

☐ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Amy Sibley
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: JANUARY 6th, 2006

Number of Pages: 1

Signer(s) Other Than Named Above: MARGARET G. SMITH

Capacity(ies) Claimed by Signer

Signer's Name: WILLIAM S. SMITH

☒ Individual

☐ Corporate Officer — Title(s):

☐ Partner — ☐ Limited ☐ General

☐ Attorney-in-Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT
OF SIGNER

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