

MT7-73718 DS

THIS SPACE RESERVED FOR RECORDER'S USE



M06-06604

Klamath County, Oregon

04/05/2006 11:09:26 AM

Pages 2 Fee: \$26.00

After recording return to:

ADRIAN W. SMIGAJ

5730 DENVER AVENUE

KLAMATH FALLS, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

ADRIAN W. SMIGAJ

5730 DENVER AVENUE

KLAMATH FALLS, OR 97603

Escrow No. MT73718-DS

Title No. 0073718

SWD

STATUTORY WARRANTY DEED

JOHN A. TRIGG, JR., Grantor(s) hereby convey and warrant to **ADRIAN W. SMIGAJ and LINDA C. SMIGAJ, as tenants by the entirety, as to an undivided ½ interest and AARON W. BREWER and LORI L. BREWER, as tenants by the entirety, as to an undivided ½ interest,** 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 4 in Block 21, CHELSEA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-019AD-04800-000

Key No: 433846

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 **\$15,000.00.**

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)).

2600

Dated this 3rd day of April, 2006
John A. Trigg Jr. by Marjie C. Warner
his attorney in fact

John A. Trigg, Jr. by Marjie C. Warner, his attorney in fact

State of Oregon
County of KLAMATH

On this 3rd day of April, 2006, personally appeared Marjie C. Warner, as attorney in fact for JOHN A. TRIGG, JR. and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instruments to be the act and deed of said principal.

Before me:

Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09

