

**M06-07755**

Klamath County, Oregon

04/20/2006 03:34:09 PM

Pages 2 Fee: \$26.00



After recording return to:  
Edward W. Dorman and Ingrid  
Dorman  
1545 Eldorado Avenue  
Klamath Falls, OR 97601

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

Edward W. Dorman and Ingrid  
Dorman

1545 Eldorado Avenue  
Klamath Falls, OR 97601

File No.: 7021-784499 (MTA)

Date: April 12, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

### **STATUTORY WARRANTY DEED**

**David L. Smith**, Grantor, conveys and warrants to **Edward W. Dorman and Ingrid Dorman, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein: ED  
ID

**The Westerly 100 feet of Lot 12 Block 8 Hillside Addition to the City Klamath Falls, 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.

The true consideration for this conveyance is **\$189,900.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

APN: 186738

Statutory Warranty Deed  
- continued

File No.: 7021-784499 (MTA)  
Date: 04/12/2006

Dated this 13 day of April, 2006

David L. Smith  
David L. Smith

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 13 day of April, 2006  
by **David L. Smith.**

Adrien Fleeck

Notary Public for Oregon  
My commission expires:

12-3-06

