

M06-10594

Klamath County, Oregon

05/25/2006 11:48:58 AM

Pages 1 Fee: \$21.00

After Recording Return to:

RONALD W. COBB and TERRI A. COBB
519 NW MANZANITA
GRANTS PASS, O R97526

Until a change is requested all tax statements
Shall be sent to the following address:
(same as above)

Order No. 60321NP

ATE: 63306

WARRANTY DEED

ELDON DALE SMITH and JOANNE M. SMITH, herein called grantor, convey(s) to **RONALD W. COBB and TERRI A. COBB**, as **Tenants by the Entirety**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 11, Block 36, **FIRST ADDITION TO KLAMATH FOREST ESTATES**, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

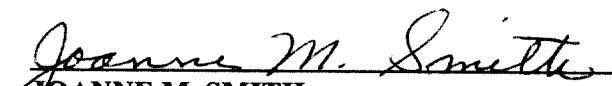
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; 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 **\$13,500.00**.

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)).

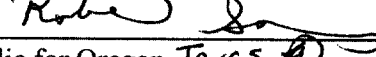
Dated: May 22, 2006


ELDON DALE SMITH

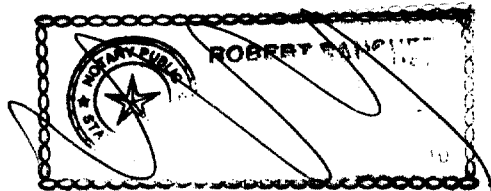
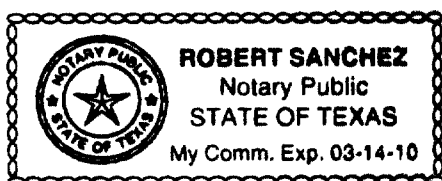

JOANNE M. SMITH

STATE OF TEXAS, County of TEXAS) ss.

On May 22, 2006, personally appeared the above named **ELDON DALE SMITH and JOANNE M. SMITH** and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: 
Notary Public for ~~Oregon~~ Texas
My commission expires: 3-14-2010

Official Seal



\$21-A