MTC 74901

WARRANTY DEED -- STATUTORY FORM

DREW FORREST SMETANA and DEANN KAY SMETANA, as tenants by the entirety, Grantor,

conveys and warrants to

SHEILA T. PRESTO, unmarried woman, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

> LOT 10 IN DIAMOND PEAKS, TRACT NO. 1355, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Tax Account No(s): 886957
Map/Tax Lot No(s): 2407007A009300

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is $275,000.00 .

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, 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.
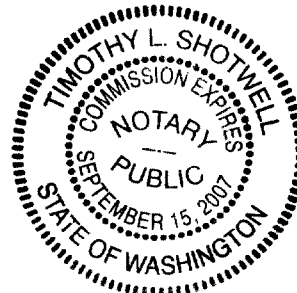
Dated this ___6th___ day of June, 2006.

_____
DREW FORREST SMETANA

_____
DEANN KAY SMETANA

STATE OF WASHINGTON, COUNTY OF __CLARK__) SS.

This instrument was acknowledged before me on June __06__, 2006 by DREW FORREST SMETANA and DEANN KAY SMETANA.

_____
(Notary Public)
My commission expires___SEP 15, 2007___

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:
SHEILA T. PRESTON
4397 TERRA BELLA WAY
OAKLAND, CA 94619

TITLE NO.   14-0031806

21.00