



After recording return to:  
Daryl G. Smith and Lisa L. Smith  
300 Bliss Road  
Bonanza, OR 97623

Until a change is requested all tax statements  
shall be sent to the following address:  
Daryl G. Smith and Lisa L. Smith  
300 Bliss Road  
Bonanza, OR 97623

File No.: 7021-807972 (MTA)  
Date: June 06, 2006

**M06-12197**

Klamath County, Oregon

06/14/2006 12:21:12 PM

Pages 3 Fee: \$31.00

## STATUTORY WARRANTY DEED

**Ruth A. Philpott 1998 Revocable Trust, or successor trustee of the same**, Grantor, conveys and warrants to **Daryl G. Smith and Lisa L. Smith**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**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 **\$165,000.00**. (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.

Dated this the day of June, 20 06.

APN: 484470

Statutory Warranty Deed  
- continued

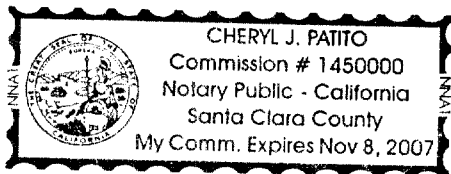
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Ruth A. Philpott 1998 Revocable Trust, or  
successor trustee of the same

X Lavonne Simmons, Successor Trustee  
Lavonne Simmons, Successor Trustee

STATE OF ~~Oregon~~ CALIFORNIA )  
County of ~~Clatsop~~ SANTA CLARA )ss.

This instrument was acknowledged before me on this 9th day of June, 2006  
by as of Ruth A. Philpott 1998 Revocable Trust, or successor trustee of the same, on behalf of the .



[Signature]  
Notary Public for ~~Oregon~~ CALIFORNIA  
My commission expires: Nov-8, 2007

APN: **484470**

Statutory Warranty Deed  
- continued

File No.: **7021-807972 (MTA)**  
Date: **06/06/2006**

**EXHIBIT A**

**LEGAL DESCRIPTION:**

The NE 1/4 NE 1/4 of Section 35, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING therefrom that portion conveyed to California Oregon Power Company by Deed Volume 132 page 75, records of Klamath County, Oregon.

ALSO SAVING AND EXCEPTING 100 foot strip through E 1/2 NE 1/4 described in Deed Volume 54 page 335, records of Klamath County, Oregon.