

M06-12482

Klamath County, Oregon

06/19/2006 10:26:36 AM

Pages 2 Fee: \$26.00

After Recording Return to:

**WILLIAM S. SMITH**

**P.O. BOX 1688**

**COLFAX, CA. 95713**

Until a change is requested all tax statements

Shall be sent to the following address:

**WILLIAM S. SMITH**

**P.O. BOX 1688**

**COLFAX, CA. 95713**

ASPEN: 635005th  
**WARRANTY DEED**  
(INDIVIDUAL)

**KAREN D. ISON**, herein called grantor, convey(s) to **WILLIAM S. SMITH and MARGARET G. SMITH, TRUSTEES OF THE SMITH FAMILY REVOCABLE LIVING TRUST**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 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 **\$85,000.00**.  
(here comply with the requirements of ORS 93.930)

**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 JUNE 14, 2006.

Karen D. Ison  
**KAREN D. ISON**

STATE OF OREGON, County of **KLAMATH**) ss.

On JUNE 14, 2006 personally appeared the above named **KAREN D. ISON** and acknowledged the foregoing instrument to be **HER** voluntary act and deed.

This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00063500

Before me: [Signature]  
Notary Public for Oregon  
My commission expires: 2-19-2010

Official Seal



\$26A

**Exhibit A**

**A portion of the S 1/2 of the N 1/2 of the SE 1/4 of the NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a 2" by 2" hub at the Northeast corner of property deeded to William E. Blackwood, et ux., by Deed recorded May 21, 1928 in Volume 78 at Page 512, Deed Records of Klamath County, Oregon, being further described as 330 feet South and 416.16 feet East of the Southwest corner of the NE 1/4 of the NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence East 91.1 feet; thence South 325.0 feet, more or less, to the South line of the N 1/2 of the SE 1/4 of the NE 1/4 of said Section; thence West to an intersection with the centerline of the USBR Drain; thence Northwest along said centerline to an intersection with a line running North and South from the point of beginning; thence North along said line 274.0 feet, more or less, to the point of beginning.**

**EXCEPTING that portion lying within the boundaries of the USBR Drain.**

**CODE 041 MAP 3909-010AD TL 00900 KEY #541827**