

**M06-14148**

Klamath County, Oregon

07/13/2006 02:57:29 PM

Pages 1 Fee: \$21.00

MT75044 KR

After recording return to:

Jill A. Lienert

401 Hillside Dr 1636 Worden Ave.Klamath Falls, OR 97601

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

Jill A. Lienert

401 Hillside Dr 1636 Worden Ave.Klamath Falls, OR 97601Escrow No. MT75044-KRTitle No. 0075044

SWD

STATUTORY WARRANTY DEED

Herman F. Smith and Ramona I. Smith, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Jill A. Lienert**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lots 1, 2, 3 and 4 in Block 37 of SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-029AC-13300-000 & 3809-029AC-13400-000

Key No: 215047 & 215056

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:
2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$185,000.00**.

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 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 12th day of July, 2006.

Herman F. Smith

Herman F. Smith

Ramona I. Smith

Ramona I. Smith

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 12, 2006 by Herman F. Smith and Ramona I. Smith.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007



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