



THIS SPACE

M06-14196

Klamath County, Oregon

07/14/2006 11:30:16 AM

Pages 2 Fee: \$26.00

MT75012-KR

After recording return to:

Herman F. Smith

~~1636 Worden Avenue~~ 3643 Hope St

Klamath Falls, OR ~~97601~~ 97603

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

Herman F. Smith

~~1636 Worden Avenue~~ 3643 Hope St

Klamath Falls, OR ~~97601~~ 97603

Escrow No. MT75012-KR

Title No. 0075012

SWD

STATUTORY WARRANTY DEED

Michael Thornhill and Kathleen Thornhill, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Herman F. Smith and Ramona I. Smith, as tenants by the entirety**, 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:

LEGAL DESCRIPTION

A parcel of land situated in the S1/2 SE1/4 NW1/4, Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at an iron pin marking the southeast corner of the SE1/4 NW1/4 of said Section 11, said point being the Northeast corner of "Perry's Addition to Lloyds Tracts" Subdivision; thence South 89 degrees 50' West along the South line of the S1/2 SE1/4 NW1/4 of said Section 11, said line being the North line of "Perry's Addition to Lloyds Tracts" Subdivision a distance of 141.90 feet to an iron pin on the Easterly right of way line of Hope Street; thence North 0 degrees 17' East along the Easterly line of Hope Street a distance of 470.43 feet to a point; and the true point of beginning of the tract to be hereinafter described, thence North 89 degrees 50' East 142.79 feet, more or less, to the East line of the S1/2 SE1/4 NW1/4 of said Section 11; thence North 0 degrees 23' 33" East along the East line of the S1/2 SE1/4 NW1/4 of said Section 11, 94.81 feet to a point; thence South 89 degrees 54' 15" West 142.97 feet, more or less to a point on the East line of Hope Street; thence South 0 degrees 17' West along the East line of Hope Street 95 feet to the true point of beginning.

Tax Account No: 3909-011BD-01000-000

Key No: 552397

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 **\$182,000.00**.

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.

2600

Dated this 14th day of July, 2006.

Michael Thornhill
Michael Thornhill

Kathleen Thornhill
Kathleen Thornhill

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 14, 2006 by Michael Thornhill and Kathleen Thornhill.

Kristi L. Redd
(Notary Public for Oregon)



My commission expires 11/16/2007