

**M06-14202**

Klamath County, Oregon

07/14/2006 11:35:42 AM

Pages 1 Fee: \$21.00

MTCT5621-MS

After recording return to:

Bruce J. Panchot

5819 Harlan Drive

Klamath Falls, OR 97603

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

Bruce J. Panchot

5819 Harlan Drive

Klamath Falls, OR 97603

Escrow No. MT75621-MS

Title No. 0075621

SWD

STATUTORY WARRANTY DEED

Brian D. Smith and Sarah M. Smith, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Bruce J. Panchot and Karyn L. Panchot, 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:

Lot 10 in Block 2 of SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-012CB-03600-000

Key No: 563553

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 **\$218,500.00**.

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 11th day of July, 2006.

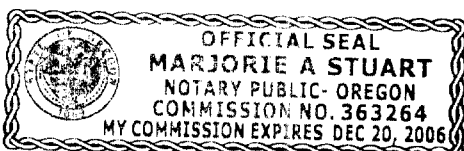
Brian D. Smith
Brian D. Smith

By Sarah M. Smith
Sarah M. Smith, his attorney in fact

Sarah M. Smith
Sarah M. Smith

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July, 2006 by Sarah M. Smith, individually and as attorney in fact for Brian D. Smith.



(Notary Public for Oregon)

My commission expires

12/20/06

21.00