



M06-14619

Klamath County, Oregon

07/20/2006 11:38:31 AM

Pages 2 Fee: \$26.00

After recording return to:

Christopher J. Little, Sr.

6900 S. 6th Street #21Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Christopher J. Little, Sr.

6900 S. 6th Street #21Klamath Falls, OR 97603

Escrow No.

MT75690-TM

Title No.

0075690

SWD

STATUTORY WARRANTY DEED

William S. Smith and Margaret G. Smith, Trustees of The Smith Family Revocable Trust Dated January 26, 1996, Grantor(s) hereby convey and warrant to Christopher J. Little, Sr., 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 3, Block 125 of MILLS 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: 3809-033AD-01800-000

Key No: 481650

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 \$75,000.00.

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 14th day of July, 2006

Smith Family Revocable Trust

BY: William S. Smith

William S. Smith, Trustee

BY: Margaret G. Smith

Margaret G. Smith, Trustee

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on _____, 2006 by William S. Smith and Margaret G. Smith, Trustees of The Smith Family Revocable Trust.

see attached Notary

(Notary Public for Oregon)

My commission expires _____

STATE OF CALIFORNIA
COUNTY OF Placer

} S.S.

On 7/14/2006 before me,

Kern Derobertis

a Notary Public in and for said County and State, personally appeared

William S. Smith

Margaret G. Smith

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Kern Derobertis



Attached to Statutory
(This area for official notarial seal)
Warranty Deed