

NTC 75906-KR

THIS SPACE RESEI

M06-14982

Klamath County, Oregon

07/25/2006 03:27:27 PM

Pages 1 Fee: \$21.00



After recording return to:

Michael D. Smallwood

~~6431 Climax~~ **5212 Valley View Lane**

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Michael D. Smallwood

~~6431 Climax~~ **5212 Valley View Lane**

Klamath Falls, OR 97603

Escrow No. MT75906-KR

Title No. 0075906

SWD

### STATUTORY WARRANTY DEED

**Terry Bailey and Barbara Bailey, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Michael D. Smallwood and Belinda Y. Smallwood, 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 9 in Block 3 of TRACT NO. 1016, GREEN ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Tax Account No: 3908-001D0-02500-000

Key No: 492933

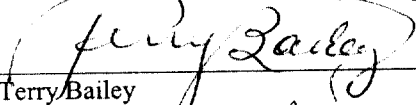
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$259,000.00**.

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.

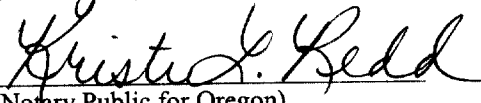
Dated this 24<sup>th</sup> day of July, 2006.

  
Terry Bailey

  
Barbara Bailey

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 24, 2006 by Terry Bailey and Barbara Bailey.

  
(Notary Public for Oregon)

My commission expires 11/16/2007

