

MTC 76049-KR



THIS SPACE RES

2006-017378

Klamath County, Oregon



08/29/2006 02:51:27 PM

Fee: \$21.00

After recording return to:

Ronald L. Smiley

PO Box 7788

Klamath Falls, OR 97602

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

Ronald L. Smiley

PO Box 7788

Klamath Falls, OR 97602

Escrow No. MT76049-KR

Title No. 0076049

SWD

STATUTORY WARRANTY DEED

Richard Ragan and Kimberly Ragan, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Ronald L. Smiley and Vickie L. Smiley, 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:

Lots 5 and 6, Block 21, CHELSEA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-019AD-04900-000

Key No: 433864

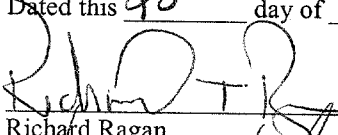
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

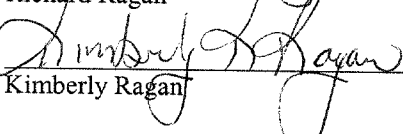
2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$209,000.00**.

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.

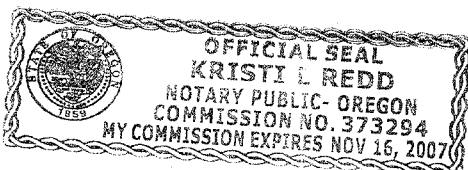
Dated this 28th day of August, 2006.

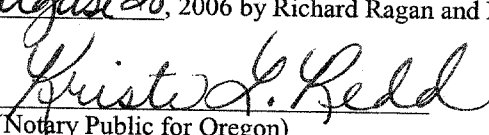

Richard Ragan


Kimberly Ragan

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 28, 2006 by Richard Ragan and Kimberly Ragan.




(Notary Public for Oregon)

My commission expires 11/16/2007

21.00