



2006-018454

Klamath County, Oregon



00003674200600184540020029

09/13/2006 11:40:39 AM

Fee: \$26.00

After recording return to:

Thomas B. Forsythe

P.O. Box 136

Crescent, OR 97733

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

Thomas B. Forsythe

P.O. Box 136

Crescent, OR 97733

Escrow No. MT76469-TM

Title No. 0076469

MTCT76469TM

SPECIAL-EM

SPECIAL WARRANTY DEED

MICHAEL B. JAGER and MARGARET H. JAGER, as tenants by the entirety and **CLARK J. KENYON**, Grantor(s) hereby grant, bargain, sell, warrant and convey to **JIM SMITH ALSO KNOWN AS JAMES W. SMITH**, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

Lot 13, Block 1, Tract 1069, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 2607-001D0-03500-000

Key No: 166242

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: 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.

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above-described encumbrances.

The true and actual consideration for this conveyance is **\$0.00**.

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

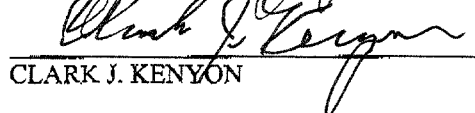
240

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 12th day of SEPTEMBER, 2006.


MICHAEL B. JAGER


MARGARET H. JAGER


CLARK J. KENYON

STATE OF CALIFORNIA

COUNTY OF Orange^{ss.}

On September 12, 2006, 2006 before me, Brittany Mendiola personally appeared MICHAEL B. JAGER, MARGARET H. JAGER and CLARK J. KENYON ~~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 THEY executed the same in their authorized capacity(ies), and that by their signatures(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 