

2006-019466

Klamath County, Oregon



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09/27/2006 02:11:36 PM

Fee: \$26.00

After Recording Return to:

NORMAN W. LAUFENBERG

1046 Crowley St.

Albany, CA

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

SAME AS ABOVE

ASPEN: 63683PS

WARRANTY DEED
(INDIVIDUAL)

ALAN M. SMITH and DONNA J. FONTANA-SMITH, husband and wife, herein called grantor, convey(s) to NORMAN W. LAUFENBERG, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$240,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated August 11, 2006.

ALAN M. SMITH

DONNA J. FONTANA-SMITH

STATE OF OREGON, County of Klamath) ss.

On September 19, 2006 personally appeared the above named ALAN M. SMITH and DONNA J. FONTANA-SMITH and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00063683

Before me:
Notary Public for Oregon
My commission expires Nov 8, 2009

Official Seal



\$26-14

Exhibit A

All that portion of the W 1/2 of the NE 1/4 of Section 12, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/2" iron pin which is South 00° 36' 44" West a distance of 660.93 feet from the North quarter corner of said Section 12; thence continuing South 00° 36' 44" West a distance of 1321.88 feet to a 1/2" iron pin; thence North 89° 02' 28" East a distance of 1309.54 feet to a 1/2" iron pin; thence North 00° 38' 01" East a distance of 1318.96 feet to a 1/2" iron pin; thence South 89° 10' 10" West a distance of 1309.96 feet to the point of beginning.

**CODE 113 & 092 MAP 3714-01200 TL 00300 KEY #404173
CODE 092 & 113 MAP 3714-01200 TL 00300 KEY #584219**