

2006-020967

Klamath County, Oregon



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10/18/2006 03:54:27 PM

Fee: \$26.00



After recording return to:
Brian S. Smith and Ann Nieman Smith
5163 Keller Ridge Dr.
Clayton, CA 94517

Until a change is requested all tax statements
shall be sent to the following address:
Brian S. Smith and Ann Nieman Smith
5163 Keller Ridge Dr.
Clayton, CA 94517

File No.: 7191-901402 (jds)
Date: October 10, 2006
R2607-001AO-02000/R162754

THIS S

STATUTORY WARRANTY DEED

Casey Jones and Rebecca Jones, Grantor, conveys and warrants to **Brian S. Smith and Ann Nieman Smith, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 3 IN BLOCK 8, TRACT 1042, TWO RIVERS NORTH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$55,000.00**. (Here comply with requirements of ORS 93.030)

26-F

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.

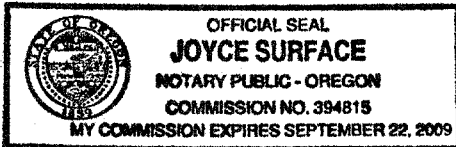
Dated this 17 day of October, 2006

Casey L Jones
Casey Jones

Rebecca Jones
Rebecca Jones

STATE OF Oregon)
)ss.
County of Lane)

This instrument was acknowledged before me on this 17 day of October, 2006
by **Casey Jones and Rebecca Jones.**



JM
Notary Public for Oregon
My commission expires: