



THIS SPACE RESE

2006-021521

Klamath County, Oregon



10/25/2006 03:35:11 PM

Fee: \$26.00

After recording return to:

Scott D. Smith

6714 SE Clackamas Rd

Milwaukie, OR 97267

Until a change is requested all

tax statements shall be sent to

The following address:

Scott D. Smith

6714 SE Clackamas Rd

Milwaukie, OR 97267

Escrow No.

OM093950GC

Title No.

093950

SWD

MTCT77250

STATUTORY WARRANTY DEED

Delmore W. Osborne and Nancy A. Shimp, who acquired title as Nancy A. Osborne, as tenants in common, Grantor(s) hereby convey and warrant to Scott D. Smith and Joanna B. Smith, 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 11, Block 3, CRESCENT PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

2407-018D0-0900-000

Key No. R147362

Key No. M878146

Key No. M786894

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:

The true and actual consideration for this conveyance is **\$135,000.00**.

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 20 day of October, 2006

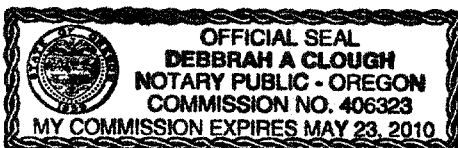
Delmore W. Osborne

****Signed in counterpart, see additional page for signatures and notary**

State of Oregon

County of Lane

This instrument was acknowledged before me on Oct 20, 2006 by Delmore W. Osborne.



Debbrah A. Clough
(Notary Public for Oregon)

My commission expires May 23 2010

240



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Scott D. Smith

6714 SE Clackamas Rd

Milwaukie, OR 97267

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The following address:

Scott D. Smith

6714 SE Clackamas Rd

Milwaukie, OR 97267

Escrow No. OM093950GC

Title No. 093950

SWD

STATUTORY WARRANTY DEED

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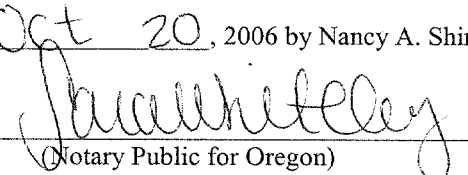
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Dated this 20th day of Oct, 06.


Nancy A. Shimp

State of Oregon
County of Lane

This instrument was acknowledged before me on Oct 20, 2006 by Nancy A. Shimp.


(Notary Public for Oregon)

My commission expires 6-21-10

