



THIS SPACE RESERVE

2006-021985

Klamath County, Oregon



11/01/2006 03:47:02 PM

Fee: \$21.00

After recording return to:

Charles W. Smith

1242 Lynwood Blvd.

Klamath Falls, OR 97601

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

Charles W. Smith

1242 Lynwood Blvd.

Klamath Falls, OR 97601

Escrow No. MT76328-DS

Title No. 0076328

SWD

MTCT10328 DS

STATUTORY WARRANTY DEED

Robert W. Donckels, Grantor(s) hereby convey and warrant to **Charles W. Smith and Tomoko K. 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 1 in Block 50 of the Supplementary Plat of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH the West half of vacated Kiln Street adjacent to said Lot 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-030AA-08700-000

Key No: 442346

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 **\$80,000.00**.

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 18 day of October, 2006.

Robert W. Donckels
Robert W. Donckels

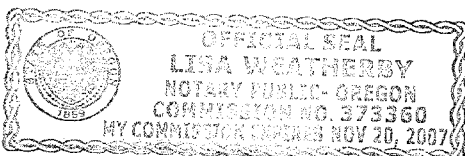
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on October 18, 2006 by Robert W. Donckels.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/07



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