



THIS SPACE RES

2006-023647

Klamath County, Oregon



11/28/2006 11:23:03 AM

Fee: \$21.00

After recording return to:

John M. Smith

5740 Delaware Avenue

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

John M. Smith

5740 Delaware Avenue

Klamath Falls, OR 97603

Escrow No. MT77662-SH

Title No. 0077662

SWD

MTCTW102SH

STATUTORY WARRANTY DEED

John M. Smith and Jackie L. Smith, as tenants by the entirety, Grantor(s) hereby convey and warrant to **John M. Smith**, 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 64 of CLOVERDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$1.00**.

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 22 day of NOV, 2006

John M. Smith

Jackie L. Smith

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on NOV 22, 2006 by John M. Smith and Jackie L. Smith.

(Notary Public for Oregon)

My commission expires 12/17/09

