



00012747200700005760020022

01/11/2007 03:40:37 PM

Fee: \$26.00



THIS SPA

After recording return to:
Gene Smith and Rebecca Whitney-Smith
12223 Lupine Lane
Klamath Falls, OR 97603

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

Gene Smith and Rebecca Whitney-Smith
12223 Lupine Lane
Klamath Falls, OR 97603

File No.: 7021-950433 (SFK)

Date: January 09, 2007

STATUTORY WARRANTY DEED

Stephen T. Tibbitts and Diane G. Tibbitts, as tenants by the entirety, Grantor, conveys and warrants to **Gene Smith and Rebecca Whitney-Smith as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 11, IN BLOCK 2, HOT SPRINGS 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.

Subject to:

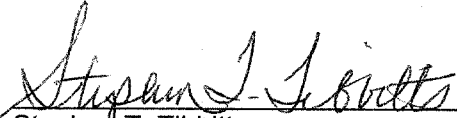
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.


The true consideration for this conveyance is **\$229,000.00**. (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, 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.

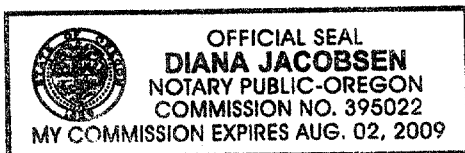
Dated this 10th day of January, 2007.

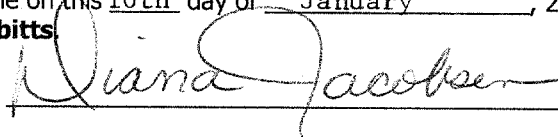

Stephen T. Tibbitts


Diane G. Tibbitts

STATE OF Oregon)
)ss.
County of ~~Klamath~~ Jackson)

This instrument was acknowledged before me on this 10th day of January, 2007
by **Stephen T. Tibbitts and Diane G. Tibbitts**





Notary Public for Oregon
My commission expires: 08/02/09