

THIS SPACE R

2007-000771  
Klamath County, Oregon



01/16/2007 03:39:04 PM

Fee: \$21.00

MT78004MS

After recording return to:

Steven Howland

518 Doty Street

Klamath Falls, OR 97601

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

Steven Howland

518 Doty Street

Klamath Falls, OR 97601

Escrow No. MT78004-MS

Title No. 0078004

SWD

### STATUTORY WARRANTY DEED

**Andrew A. Smith and Dale R. Smith, with the rights of survivorship**, Grantor(s) hereby convey and warrant to **Steven Howland**, 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 3 in Block 9 of FIRST ADDITION to the City of Klamath Falls, 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 **\$49,500.00**.

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 15 day of January 2007.

Andrew A. Smith

Dale R. Smith

STATE OF CALIFORNIA

COUNTY OF Santa Cruz ss.

On JANUARY 5, 2007, 2007 before me, William Paul Kelly (Notary Public) personally appeared Andrew A. Smith and Dale R. Smith personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

William Paul Kelly  
Notary Public

