



2007-001101

Klamath County, Oregon



01/23/2007 08:06:19 AM

Fee: \$31.00

After recording return to:  
Timothy D. Smith  
35283 Oak View Dr  
Brownsville, OR 97327

Until a change is requested, all tax statements shall be sent  
to the following address:  
Timothy D. Smith  
35283 Oak View Dr  
Brownsville, OR 97327

ASPEN: 64347

**STATUTORY WARRANTY DEED**

Smith's Custom Construction, Grantor, conveys and warrants to Timothy D. Smith, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Tax Account No. R131958

This property is free of encumbrances, EXCEPT:  
SEE EXHIBIT "A" WITH EXCEPTIONS  
The true consideration for this conveyance is \$40,000.00

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 WILL 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 12 day of January, 2007

Smith's Custom Construction

Sharon O. Smith

BY  
ITS Vice President

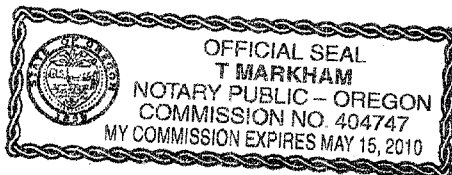
STATE OF OREGON  
COUNTY OF LINN

The foregoing instrument was acknowledged before me this 12 day of January, 2007 by Sharon O. Smith as the Vice President of Smith's Custom Construction on its behalf.

Tm

Notary Public State of Oregon  
My commission expires: 05/15/2010

Order No. 25g0033590



\$31.4

Lot 2, Block 2, RIVER PINE ESTATES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 112 MAP 2309-024AO TL 00500 KEY #131958

**Exhibit "A" with Exceptions**

**Subject to:**

2. The subject property lies within the boundaries of the Fire Patrol District and is subject to the levies and assessments thereof.
3. Conditions, restrictions easements and/or setbacks, as shown on the recorded plat of River Pine Estates.
4. Covenants, conditions, restrictions, easements, and/or setbacks, imposed by instrument, including the terms and provisions thereof,  
Recorded: July 14, 1965  
Book: 363  
Page: 180

NOTE: This exception omits from said instrument any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 USC 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 USC 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

5. An easement created by instrument, including the terms and provisions thereof,  
Recorded: January 2, 1952  
Book: 258  
Page: 425  
In favor of: Midstate Electric Cooperative, Inc.  
For: Right of Way
6. An easement created by instrument, including the terms and provisions thereof,  
Recorded: May 22, 1967  
Book: M-67  
Page: 3802  
In favor of: Midstate Electric Cooperative, Inc.  
For: Electric transmission line
7. An easement created by instrument, including the terms and provisions thereof,  
Recorded: April 10, 1987  
Book: M-87  
Page: 5994  
In favor of: Midstate Electric Cooperative, Inc., a cooperative corporation  
For: Electric line right of way
8. An easement created by instrument, including the terms and provisions thereof,  
Recorded: December 24, 1987  
Book: M-87  
Page: 22953  
In favor of: Midstate Electric Cooperative, Inc., a cooperative corporation  
For: Electric line right of way
9. An easement created by instrument, including the terms and provisions thereof,  
Dated: May 11, 1967  
Recorded: February 10, 2000  
Book: M-00  
Page: 4288  
In favor of: Midstate Electric Cooperative, Inc., a cooperative corporation  
For: Electric transmission or distribution line or system
10. Trust Deed, including the terms and provisions thereof,  
Dated: August 23, 2006  
Recorded: August 28, 2006  
Book: 2006  
Page: 17184  
Grantor: Smith's Custom Construction Inc., an Oregon Corporation  
Trustee: Aspen Title & Escrow  
Beneficiary: James LaCoste, Jr. and Robert L. Thibedeau  
Amount: \$210,000.00  
(Long Form Deed of Trust and Assignment of Rents)