



THIS SPACE RI

2007-002413
Klamath County, Oregon



02/12/2007 03:14:05 PM

Fee: \$21.00

MT78153DS

After recording return to:

Brian S. Smith

3453 Barnes Way

Klamath Falls, OR 97603

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

Brian S. Smith

3453 Barnes Way

Klamath Falls, OR 97603

Escrow No. MT78153-DS

Title No. 0078153

SWD

STATUTORY WARRANTY DEED

Andrea M. Larman and Howard Larman, III, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Brian S. 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:

Lots 20, 21 and 22, Block 24, INDUSTRIAL 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.

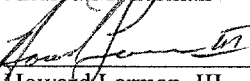
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$119,000.00**.

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 7th day of Feb, 2007.


Andrea M. Larman


Howard Larman, III

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 2-7, 2007 by Andrea M. Larman and Howard Larman, III.


(Notary Public for Oregon)

My commission expires 9-8-09

