

2007-002862

Klamath County, Oregon



00015480200700028620010011

02/20/2007 10:57:15 AM

Fee: \$21.00

After Recording Return to:
RDS RETIREMENT LLC
P.O. BOX 857
GILCHRIST, OR 97737

Until a change is requested all tax statements
Shall be sent to the following address:
(same as above)

Order No. 62601NP

ATE: 604425

WARRANTY DEED

JAMES WILLIAM SMITH SR and DIXIE EILEEN SMITH, as Tenants by the Entirety, herein called grantor, convey(s) to **RDS RETIREMENT LLC**, an Oregon Limited Liability Company, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 11, Tract No. 1318, GILCHRIST TOWNSITE, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable;

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$90,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, 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: FEBRUARY 15, 2007

JAMES WILLIAM SMITH SR

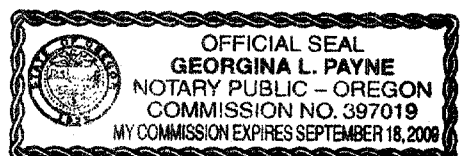
DIXIE EILEEN SMITH

STATE OF OREGON, County of *Douglas*) ss.

On FEBRUARY 15, 2007 personally appeared the above named **JAMES WILLIAM SMITH SR and DIXIE EILEEN SMITH** and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me:
Notary Public for Oregon
My commission expires: *Sept 18 2009*

Official Seal



\$21-A