



THIS SPACE RES

2007-004262

Klamath County, Oregon



03/14/2007 11:38:08 AM

Fee: \$26.00

MTCT8670-TM

After recording return to:

Grant R. Smith

6751 Patterson Street

Klamath Falls, OR 97603

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

Grant R. Smith

6751 Patterson Street

Klamath Falls, OR 97603

Escrow No. MT78670-TM

Title No. 0078670

SWD

STATUTORY WARRANTY DEED

Richard A. Smith, Grantor(s) hereby convey and warrant to **Grant R. 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:

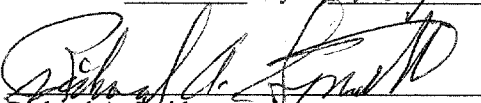
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$1.00**.

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 3 day of 13/07.


Richard A. Smith

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 13, 2007 by Richard A. Smith.

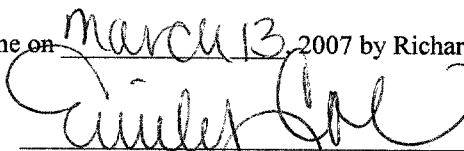

(Notary Public for Oregon)
My commission expires April 21, 2008



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A parcel of land situate in the Southwest corner of Tract 23, ANKENY GARDEN TRACTS, Klamath County, Oregon according to the Plat thereof on record in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows, to wit:

Beginning at the Southwest corner of Tract 23, and proceeding in a Northerly direction along Patterson Street for a distance of 97 feet, thence at right angles and in an Easterly direction a distance of 125 feet; thence South at right angles a distance of 97 feet; thence West at right angles along the Southerly line of Tract 23 a distance of 125 feet to the point of beginning.

PARCEL 2

A parcel of land being a portion of Tract 23, ANKENY GARDEN TRACTS, Klamath County, Oregon, according to the official plat thereof on record in the County Clerk's office of said Klamath County; said part being more particularly described as follows:

Beginning at a point on the South line of said Tract 23, distant 125 feet East from the Southwest corner of said Tract 23, thence from said point of beginning,

(1) East, along said South line, a distance of 384 feet to the Southwest corner of that certain parcel of land described in deed to Don E. Wescom, et ux, recorded November 4, 1968, in Volume M68, page 9876, Microfilm Records of Klamath County, thence along the West line of last mentioned parcel,

(2) North 97 feet; thence parallel to said South line of Tract 23.

(3) West, 384 feet to the Northeast corner of that certain parcel of land conveyed to John H. Able, et ux, by deed recorded November 2, 1965, in Volume M65, page 3307, Microfilm Records of Klamath County, Oregon, thence along the East line of last mentioned parcel,

(4) South 97 feet to the point of beginning.

Account No.: 3909-024B0-01200-000

Key No.: 583087