

2007-007276

Klamath County, Oregon



00020670200700072760020026

04/20/2007 02:52:38 PM

Fee: \$26.00

After Recording Return to:

JOHN T. O'FLYNN

224 N. 2nd St.

Klamath Falls, OR. 97601

Until a change is requested all tax statements

Shall be sent to the following address:

SAME AS ABOVE

ATE: 64649 RS

WARRANTY DEED
(INDIVIDUAL)

JEFFREY W. SMITH and RENEE E. SMITH, tenants by the entirety, herein called grantor, convey(s) to JOHN T. O'FLYNN, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 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 \$145,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated April 11, 2007.

JEFFREY W. SMITH

RENEE E. SMITH

STATE OF CALIFORNIA, County of Klamath ss.

On April 20, 2007 personally appeared the above named JEFFREY W. SMITH and RENEE E. SMITH and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



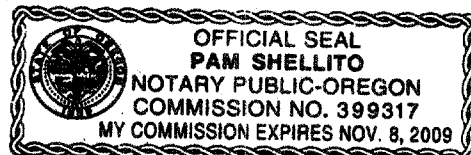
525 Main Street
Klamath Falls, OR 97601
Order No.: 00064649

Before me:

Notary Public for California

My commission expires: Nov 8, 2009

Official Seal



#26-A

Exhibit A

The Southeasterly rectangular 62 feet of Lot 8, Block 5 of ORIGINAL TOWN OF KLAMATH FALLS (formerly Linkville) OREGON, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Easterly corner of Lot 8, Block 5 of ORIGINAL TOWN OF KLAMATH FALLS (formerly Linkville) Oregon, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, and running thence Southwesterly along the line between Lots 1 and 8 of said Block to the Southwesterly corner of said Lot 8; thence Northwesterly along the line between Lots 7 and 8 in said Block a distance of 62 feet; thence Northeasterly parallel to High Street to the Westerly line of Second Street; thence Southeasterly along the Westerly line of Second Street, to the point of beginning.

CODE 001 MAP 3809-032BD TL 06100 KEY #475480

Unofficial
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