



THIS SPACE I

2007-010694  
Klamath County, Oregon



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06/13/2007 03:35:53 PM

Fee: \$21.00

MTCT9699-DS

After recording return to:

PENNY L. KING

3333 Anderson, #44

Klamath Falls, OR 97603

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

PENNY L. KING

3333 Anderson, #44

Klamath Falls, OR 97603

Escrow No. MT79699-DS

Title No. 0079699

SWD

### STATUTORY WARRANTY DEED

**ANDREW A. SMITH**, Grantor(s) hereby convey and warrant to **PENNY L. KING**, 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:

Lot 8 in Block 28 of FIRST 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 **\$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 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 12<sup>TH</sup> day of JUNE, 07.

  
ANDREW A. SMITH

STATE OF CALIFORNIA

ss.

COUNTY OF ~~KLAMATH~~ Orange

On June 12, 2007 before me, Rochelle B. Slawik personally appeared ANDREW A. SMITH personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies), and that by his signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Rochelle B. Slawik

