

2007-012976

Klamath County, Oregon



After recording return to:
Larry M. Smith and Vickie L. Smith
4708 Douglas Avenue
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Larry M. Smith and Vickie L. Smith
4708 Douglas Avenue
Klamath Falls, OR 97601

File No.: 7021-1033334 (ALF)
Date: April 27, 2007

THIS SPA



07/23/2007 11:05:22 AM

Fee: \$26.00

STATUTORY WARRANTY DEED

Jared Gellert, Grantor, conveys and warrants to **Larry M. Smith and Vickie L. Smith, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 16 OF TRACT 1283, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$23,000.00**. (Here comply with requirements of ORS 93.030)

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, 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.

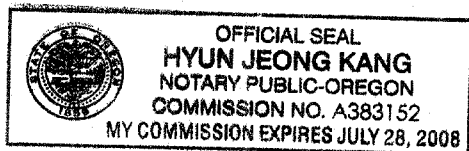
Dated this 20 day of July, 20 07.

Jared Gellert
Jared Gellert

STATE OF Oregon)
Washington)ss.
County of ~~Klamath~~ nil)

This instrument was acknowledged before me on this 20 day of July, 20 07 by **Jared Gellert**.

Hyun Jeong Kang



Notary Public for Oregon

My commission expires: July 28, 2008