



MT80029-PS

After recording return to:  
STEPHEN CROFT & TRIONA COYNE  
5926 SUTTON PARK PLACE  
CUPERTINO, CA 95014

THIS SPACE RESI

2007-013404

Klamath County, Oregon



07/30/2007 11:13:10 AM

Fee: \$21.00

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

STEPHEN CROFT & TRIONA COYNE  
5926 SUTTON PARK PLACE  
CUPERTINO, CA 95014

Escrow No. MT80029-PS  
Title No. 0080029

SWD

### STATUTORY WARRANTY DEED

**JOSHUA P. SMITH and CHRISTINE W. SMITH, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **STEPHEN CROFT and TRIONA COYNE, husband and wife**, 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 19, Tract 1424 – GRAY ROCK, Phase 2, 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:  
2007-2008 Real Property Taxes a lien not yet due and payable.

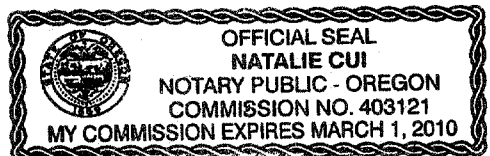
The true and actual consideration for this conveyance is **\$199,000.00**.

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 23 day of JULY, 2007

  
JOSHUA P. SMITH

  
CHRISTINE W. SMITH



State of Oregon  
County of Washington

This instrument was acknowledged before me on July 23, 2007 by JOSHUA P. SMITH and CHRISTINE W. SMITH.

  
(Notary Public for Oregon)

My commission expires March 1, 2010