

MTC80304

2007-014142
Klamath County, Oregon



08/10/2007 11:25:51 AM

Fee: \$21.00

WARRANTY DEED -- STATUTORY FORM

NINA B. SMITH, Grantor,

conveys and warrants to

DOUGLAS L. WARDELL, JR and DIANNA L. NYE-WARDELL, as tenants by the entirety,
Grantee,

the following described real property, free of encumbrances except as
specifically set forth herein, to wit:

Lot 7, Block 5, TRACT NO. 1042, TWO RIVERS NORTH, according to the
official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon.

Tax Account No(s): 164235 M790406
Map/Tax Lot No(s): 2607-001B0-01900 M-180650

This property is free from encumbrances, EXCEPT: All those items of record, if
any, as of the date of this deed, including any real property taxes due, but
not yet payable.

The true consideration for this conveyance is \$130,000.00.

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, 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.

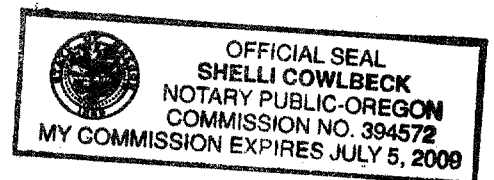
Dated this 7 day of August, 2007.

Nina B. Smith
NINA B. SMITH

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on August 7, 2007 by NINA B.
SMITH.

Shelli Cowlbeck
(Notary Public for Oregon)
My commission expires 7-5-09



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements
shall be sent to the following address:
DOUGLAS L. WARDELL, JR
5401 EAST RIDGE ST SOUTH
SALEM, OR 97306

TITLE NO. 14-0031207
ESCROW NO. 14-0031207

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