

2007-014416

Klamath County, Oregon



00029210200700144160010010

08/15/2007 03:42:08 PM

Fee: \$21.00

After Recording Return to:

JEFFREY W. SMITH and

RENEE E. SMITH

1147 Pacific Terrace

Klamath Falls OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

SAME AS ABOVE

WARRANTY DEED

(INDIVIDUAL)

ATE: 64858 PS

ERIC B. SWETLAND and BRIDGET K. BOSTROM, not as tenants in common, but with rights of survivorship, herein called grantor, convey(s) to JEFFREY W. SMITH and RENEE E. SMITH, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

All of Lot 1 and the North one-half of Lot 2, Block 51, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-028BC TL 03500 KEY# 217731

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 \$360,000.00.

(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 August 7, 2007.

ERIC B. SWETLAND

Bridget K. Bostrom
BRIDGET K. BOSTROM

STATE OF OREGON, County of Klamath) ss.

On August 7, 2007 personally appeared the above named ERIC B. SWETLAND and BRIDGET K. BOSTROM and acknowledged the foregoing instrument to be ~~his/her~~ their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064858

Before me: Pam Shellito
Notary Public for Oregon
My commission expires: Nov 8, 2009

Official Seal

