

ESC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



VELDA M. SMITH

P.O. BOX 103

BEATTY, OR 97621

Grantor's Name and Address

2007-014904

Klamath County, Oregon



00029796200700149040010017

SPACE RES  
FOR  
RECORDER'S

08/23/2007 01:32:23 PM

Fee: \$21.00

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

VELDA M. SMITH

P.O. BOX 103

BEATTY, OR 97621

Until requested otherwise, send all tax statements to (Name, Address, Zip):

VELDA M. SMITH

P.O. BOX 103

BEATTY, OR 97621

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that ~~LEVI G. MORTENSEN AND JOELENE D. GRANDE AND~~  
VELDA M. SMITH

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

~~Levi G. Mortensen, Joeline D. Grande, Velda Smith~~hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

TWP 36 RNGE 12, BLOCK SEC 19, TRACT NE4 LESS W2SW4NE4, ACRES 140.00 MAP R-3612-00000-07700-000  
 TWP 36 RNGE 12, BLOCK SEC 20, TRACT N2, ACRES 320.00, MAP: R-3612-02000-00100-000  
 37739 HWY 140 E BEATTY, OR 97621, ACRES: 80. MAP: R-3612-00000-07500-0U2  
 37761 HWY 140 E BEATTY, OR 97621, ACRES: 41.45. MAP: R-3612-00000-07300-0U2  
 TWP 36 RNGE 12, BLOCK SEC 17, TRACT LOTS 29-32, ACRES : 80. MAP: R-3612-00000-06700-000  
 35133 SPRAGUE RIVER RD. BEATTY, OR 97621. ACRES: 280.00 MAP: R-3612-00000-07100-000  
 37761 HWY 140 E. BEATTY, OR 97621. ACRES: 80.00. MAP: R-3612-00000-07600-0U1

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

\_\_\_\_\_, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on August 23, 2007; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on 8.23.07by Velda M. Smith

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

Notary Public for Oregon

My commission expires 10/10/07

OFFICIAL SEAL  
 JILL M. RAWLINS  
 NOTARY PUBLIC-OREGON  
 COMMISSION NO. A372072  
 MY COMMISSION EXPIRES OCT. 10, 2007