



THIS SPACE RESI

2007-016089  
Klamath County, Oregon



09/13/2007 11:18:29 AM

Fee: \$21.00

MT77149-KR

After recording return to:

Richard R. Kerns

P.O. Box 59

Merrill, OR 97633

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

Richard R. Kerns

P.O. Box 59

Merrill, OR 97633

Escrow No. MT77149-KR

Title No. 0077149

SWD

### STATUTORY WARRANTY DEED

**Cheryl Smelser**, Grantor(s) hereby convey and warrant to **Richard R. Kerns and Deborah S. Kerns, as tenants by the entirety**, 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 16 of GRAYBAEL ADDITION to the Town of Merrill, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 4110-001CD-05300-000

Key No: 120087

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 **\$16,000.00**.

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.

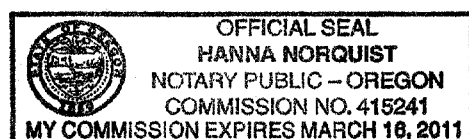
Dated this 11<sup>th</sup> day of September, 07.  
  
Cheryl Smelser

State of Oregon  
County of Multnomah

This instrument was acknowledged before me on Sept. 11, 2007 by Cheryl Smelser.

(Notary Public for Oregon)

My commission expires March 16, 2011



2/AMT