



THIS SPACE RESEI

2007-017209
Klamath County, Oregon



10/02/2007 03:24:34 PM

Fee: \$26.00

MT80632-SH

After recording return to:

Daniel Lee Smith

4740 Bly Mtn Cutoff Road

Bonanza, OR 97623

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

Daniel Lee Smith

4740 Bly Mtn Cutoff Road

Bonanza, OR 97623

Escrow No. MT80632-SH

Title No. 0080632

SWD

STATUTORY WARRANTY DEED

Bradley R. Brockway and G. Christine Brockway, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Daniel Lee Smith**, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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:

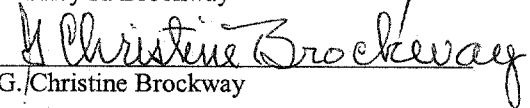
2007-2008 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$285,000.00**.

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 1 day of Oct 2007

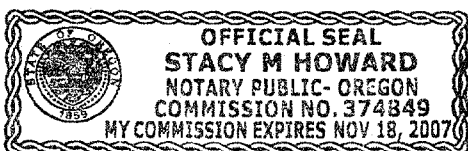

Bradley R. Brockway

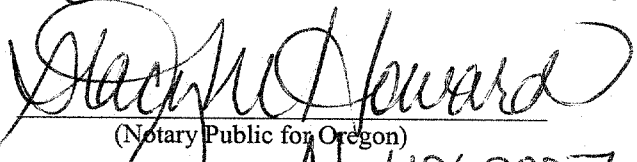

G./Christine Brockway

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Oct 1, 2007 by Bradley R. Brockway and G. Christine Brockway.




(Notary Public for Oregon)

My commission expires Nov 18, 2007

26 AMT

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Government Lot 2 of Section 3, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon described as follows:

Beginning at a point on the West line of said Lot 2, said point being South 00° 15' 00" East 50.00 feet from the North one-quarter corner of said Section 3; thence North 89° 54' 49" East, parallel to and 50 feet Southerly of the North line of said Lot 2, 989.93 feet; thence South 00° 35' 55" West 304.16 feet; thence South 80° 58' 32" East 340.07 feet to the East line of said Lot 2; thence South 00° 16' 14" East 906.56 feet to the Southeast corner of said Lot 2; thence South 89° 44' 24" West 1321.37 feet to the Southwest corner of said Lot 2; thence North 00° 15' 00" West 1268.54 feet to the point of beginning.

SAVING AND EXCEPTING a parcel of land more particularly described as follows:

Beginning at the Southwest corner of said Lot 2 (CN1/16 corner); thence North 00° 15' 00" West along the West line of said Lot 2, 145.05 feet to a 5/8 inch iron pin with a Westvold and Assoc. plastic cap on the Southwesterly side of an irrigation canal; thence South 44° 14' 24" East along said canal, 201.57 feet to a point on the South line of said Lot 2 as marked by a 5/8 inch iron pin with Westvold and Assoc. plastic cap; thence South 89° 44' 24" West 140.00 feet to the point of beginning.