

2008-004969

Klamath County, Oregon



00043687200800049690010014

04/04/2008 10:01:56 AM

Fee: \$21.00

After Recording Return to:

ELDON M. LOUNSBURY and ELIZABETH L. FOSTER

P.O. Box 1115  
KLAMATH FALLS, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

ELDON M. LOUNSBURY and ELIZABETH L. FOSTER

Same as above

ATE = 65686PC

## WARRANTY DEED

(INDIVIDUAL)

CHARLES W. SMITH and TOMOKO K. SMITH, as tenants by the entirety, herein called grantor, convey(s) to ELDON M. LOUNSBURY and ELIZABETH L. FOSTER, not as tenants in common, but with rights of survivorship, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 1, Block 50, of the Supplementary Plat of BUENA VISTA 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.

TOGETHER WITH the W 1/2 of vacated Kiln Street adjacent to said Lot 1.

CODE 001 MAP 3809-030AA TL 08700 KEY #442346

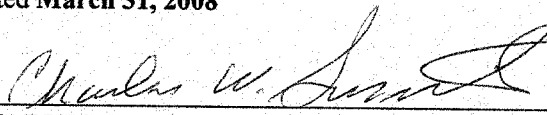
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

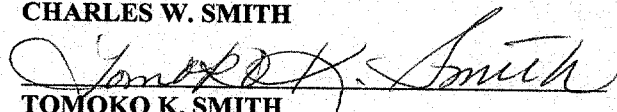
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$90,000.00.  
(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 SECTIONS 2,3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 SECTIONS 2,3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated March 31, 2008

  
CHARLES W. SMITH

  
TOMOKO K. SMITH

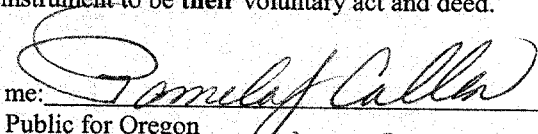
STATE OF OREGON, County of KLAMATH) ss.

On April 4th, 2008 personally appeared the above named CHARLES W. SMITH and TOMOKO K. SMITH and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00065686

Before me:   
Notary Public for Oregon  
My commission expires: 02-19-2011

Official Seal

