

2008-007677

Klamath County, Oregon



00046849200800076770020025

05/28/2008 09:25:54 AM

Fee: \$26.00

WARRANTY DEED

Unless a change is requested, all tax statements shall be sent to Grantee at the following address:

2740 Red Oak Drive
Bend, OR 97701

After recording, this Deed shall be delivered to:

Lisa N. Bertalan
716 NW Harriman
Bend, OR 97701

The true consideration for this transfer is for estate planning purposes.

Delores M. Smith, Grantor, conveys and warrants to South Valley Bank as Successor Trustee of the Smith Revocable Living Trust UTD 11/5/98, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Parcel 1: That part of Government Lots 3 and 4 lying Westerly of the Sprague River and all of Government Lot 5, Section 6, Township 36 South, Range 10 East of the Willamette Meridian.

Parcel 2: That part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ lying Westerly of the Sprague River, the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and all of Government Lot 6, Section 6, Township 36 South, Range 10 East of the Willamette Meridian.

SUBJECT TO all exceptions to coverage contained in Grantor's policy or policies of title insurance insuring Grantor's title to the subject property, if Grantor has any such policy or policies of title insurance in effect, and if not, subject to all encumbrances, easements and restrictions of record, or which an accurate survey or inquiry of parties and possession of the property would disclose.

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 this 29 day of APRIL, 2008.

Dewayne M. Smith

DEWAYNE M. SMITH, Co-Conservator
of Delores Smith by Court Order dated 3/5/07

Lyle J. Smith

LYLE J. SMITH, Co-Conservator
of Delores Smith by Court Order dated 3/5/07

STATE OF OREGON, County of Deschutes) ss

The foregoing instrument was acknowledged before me this 29 day of APRIL, 2008, by Dewayne M. Smith.

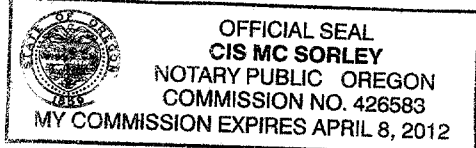


Sarah Herron

NOTARY PUBLIC FOR OREGON
My Commission Expires: 7.25.09

STATE OF OREGON, County of Klamath) ss

The foregoing instrument was acknowledged before me this 12th day of May, 2008, by Lyle J. Smith.



Cis McSorley

NOTARY PUBLIC FOR OREGON
My Commission Expires: April 12 2008