

MT82800-SH

2008-010348

Klamath County, Oregon

THIS SPACE RESEI



00050039200800103480020020

07/18/2008 03:08:55 PM

Fee: \$26.00

After recording return to:

DOUGLAS M. RINGE

1800 CRESCENT AVENUE

KLAMATH FALLS, OR 97601

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

DOUGLAS M. RINGE

1800 CRESCENT AVENUE

KLAMATH FALLS, OR 97601

Escrow No. MT82800-SH

Title No. 0082800

SWD

### STATUTORY WARRANTY DEED

**MATTHEW E. SMITH**, Grantor(s) hereby convey and warrant to **DOUGLAS M. RINGE** and **DENISE D. RINGE**, 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 11 in Block 5 of **FIRST ADDITION TO KELENE GARDENS**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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:

**2008-2009 Real Property Taxes a lien not yet due and payable.**

The true and actual consideration for this conveyance is **\$142,750.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

26111

Dated this 17 day of July, 2008.

Matthew E. Smith  
MATTHEW E. SMITH

State of Oregon  
County of Lane

This instrument was acknowledged before me on July 17<sup>th</sup>, 2008 by MATTHEW E. SMITH.

Michael Foster  
(Notary Public for Oregon)

My commission expires OCT 23 2011

