

MT 82987-KR

THIS SPACE IS

2008-011640

Klamath County, Oregon



00051633200800116400010010

08/15/2008 02:56:17 PM

Fee: \$21.00

After recording return to:

James B. Smith

267 Blossom Valley Drive

Los Gatos, CA 95032

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

James B. Smith

267 Blossom Valley Drive

Los Gatos, CA 95032

Escrow No. MT82987-KR

Title No. 0082987

SWD

### STATUTORY WARRANTY DEED

**John K. McVey and Stephanie C. Emard-McVey, as tenants by the entirety, Grantor(s) hereby convey and warrant to James B. Smith and Barbara J. Smith & Jennifer B. Smith not as tenants in common, but with right of survivorship, 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 31 in Block 4 of TRACT 1299 - SECOND ADDITION TO FERNDAL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

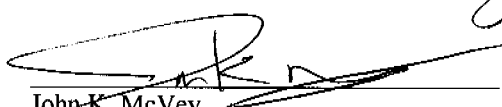
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

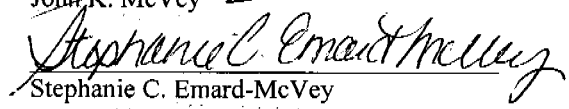
**2008-2009 Real Property Taxes a lien not yet due and payable.**

The true and actual consideration for this conveyance is **\$200,000.00**.

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.

Dated this 13<sup>th</sup> day of August, 2008.

  
John K. McVey

  
Stephanie C. Emard-McVey

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Aug. 13, 2008 by John K. McVey and Stephanie C. Emard-McVey.



  
(Notary Public for Oregon)

My commission expires 11/16/2011 