

NTZ 83306

THIS SPACE R

2008-013346

Klamath County, Oregon



00053818200800133460010015

09/25/2008 03:11:00 PM

Fee: \$21.00

After recording return to:

Matthew G. Smith
4188 SW Agate Ave
Corvallis, OR 97333

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

Matthew G. Smith
4188 SW Agate Ave
Corvallis, OR 97333

Escrow No. OM109643DB
Title No. 0083366
SWD

STATUTORY WARRANTY DEED

Trevor D. Wigle and Kristin C. Wigle, as tenants by the entirety, Grantor(s) hereby convey and warrant to Matthew G. Smith and Jennifer L. Smith, as tenants by the entirety, Grantee(s) the following described real property in the County of Klamath County and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 11 in Block 2 of Tract 1119, LEISURE WOODS, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

2407-007A0-06200-000

Key No 10696

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.

Subject to: House trailers, mobile homes and manufactured homes are strictly prohibited throughout the properties. All homes are to be built as per the standards provided in the covenants, conditions, and restrictions of each property's respective homeowners association.

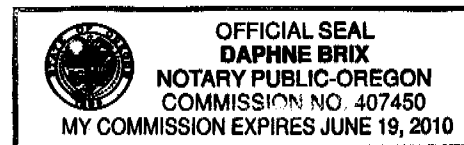
Reserving therefrom an easement along the northerly portion of said lot of a width sufficient to accommodate the existing reservoir.

The true and actual consideration for this conveyance is **\$145,000.00.**

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 19th day of September, 2008

Trevor D. Wigle
Trevor D. Wigle
Kristin C. Wigle
Kristin C. Wigle



State of Oregon
County of Klamath County

This instrument was acknowledged before me on Sept. 19, 2008 by Trevor D. Wigle and Kristin C. Wigle.

Daphne Brix
(Notary Public for Oregon)

My commission expires 6/19/2010

Klamath