

After recording return to:
Cascade Escrow
811 Willamette Street
Eugene, OR 97401

Send Tax Statements to:

2008-014491

Klamath County, Oregon



00055189200800144910010014

10/24/2008 08:43:56 AM

Fee: \$21.00

SPECIAL WARRANTY DEED

Richard H. Wyant and Laura M. Wyant, Grantors, convey and specially warrant to Kelly Smothers and Dana Smothers, tenants by the entirety, Grantee, the following-described real property, together with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining, to-wit:

E ½ NE ¼ SW ¼ SW ¼ of Section 25, Township 24 South,
Range 8 East of the Willamette Meridian, Klamath County,
Oregon.

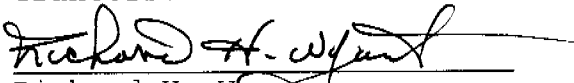
The property is free from all encumbrances except (a) Zoning ordinances, building and use restrictions, easements, covenants, conditions, and restrictions of record; (b) Conditions and restrictions apparent from a visual inspection of the property and restrictions and regulations discoverable in the public records of any governmental agency; (c) All liens and encumbrances of which Grantee has actual notice prior to receiving title; and (d) reservations and restrictions disclosed in deed from Doris Wyckoff to H. S. Wyant and Audrey Wyant et al., recorded February 12, 1974, in M-75 on page 1727, records of Klamath County, Oregon.

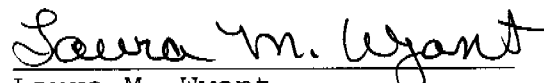
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$35,000.00.

THIS INSTRUMENT WILL 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.

In Witness Whereof, the Grantor has executed this instrument on September 11, 2003.

Grantors:



Richard H. Wyant


Laura M. Wyant

STATE OF OREGON, County of Lane) ss.

Personally appeared before me on September 11th, 2003, the above-named Richard H. Wyant and Laura M. Wyant and acknowledged the foregoing instrument to be their voluntary act and deed.




Notary Public for Oregon