

2008-015101

Klamath County, Oregon



00055891200800151010010017

11/07/2008 09:54:32 AM

Fee: \$21.00

After Recording Return to:

BENJAMIN R. SMITH and SHERRI P SMITH
4504 49th Street
Sacramento, Ca. 95820

Until a change is requested all tax statements

Shall be sent to the following address:

BENJAMIN R. SMITH and SHERRI P SMITH
4504 49th Street
Sacramento, Ca. 95820

ATE 66273

WARRANTY DEED
(INDIVIDUAL)

DAVID ALLEN MOCABEE and CAROL MOCABEE, herein called grantor, convey(s) to BENJAMIN R. SMITH and SHERRI P SMITH, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

LOT 35, BLOCK 21, FOURTH ADDITION TO KLAMATH RIVER ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

CODE: 097 MAP: 3907-026DO TL: 00300 KEY 489457

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

[]

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$158,500.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated [November 6, 2008].

David Allen Mocabee
DAVID ALLEN MOCABEE

Carol Mocabee
CAROL MOCABEE

STATE OF OREGON, County of Klamath) ss.

On November 06, 2008 personally appeared the above named DAVID ALLEN MOCABEE and CAROL MOCABEE and acknowledged the foregoing instrument to be their voluntary act and deed.

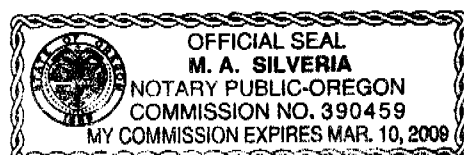
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 66273MS

Before me: *[Signature]*
Notary Public for Oregon
My commission expires: [3/10/09]

Official Seal



21 ATE