

UTC 83431-US

Grantor's Name and Address
Benjamin A. Smith and Jennifer K. Smith
2028 Park Avenue
Klamath Falls, OR 97601

2009-002728

Klamath County, Oregon



00061344200900027280030036

02/23/2009 03:31:32 PM

Fee: \$31.00

Grantee's Name and Address

After recording return to:

Teresa-Maria Pizano

2028 Park Avenue

Klamath Falls, OR 97601

Name, Address, Zip

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

same as above

Name, Address, Zip

573463 APRO5701

WARRANTY DEED - STATUTORY FORM (INDIVIDUAL)

Benjamin A. Smith and Jennifer K. Smith, husband and wife

Grantor, conveys and warrants to Teresa-Maria Pizano

~~not~~

Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit "A"

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.

Encumbrances:

The true consideration for this conveyance is \$ 280,000.00 (Here comply with the requirements of ORS 93.030*).

Dated this 23rd day of April, 2008; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

B.A. Smith
Benjamin A. Smith

Jennifer K. Smith
Jennifer K. Smith

31AMT

STATE OF OREGON
County of JACKSON

)
)ss.
)

Personally appeared the above named Benjamin A. Smith

_____ (fill in marital status) and
acknowledged the foregoing instrument to be his/her voluntary act and deed.

Before me:

Stacy Condello

Notary Public for Oregon

My commission expires: 9/18/09



STATE OF OREGON, *Montana*

County of *Gallatin*

)
)ss.
)

Personally appeared the above named Jennifer K. Smith,

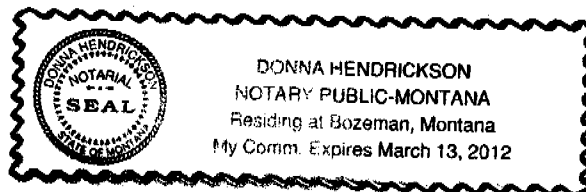
_____ (fill in marital status) and
acknowledged the foregoing instrument to be his/her voluntary act and deed.

Before me:

Donna Hendrickson

Notary Public for *Oregon Montana*

My commission expires: 03/13/2012



* If the consideration consists of or includes other property or value, add the following:

"The actual consideration consists of or includes other property or value given or promised which is part of the whole consideration(indicate which)".

LEGAL DESCRIPTION

"EXHIBIT A"

Lots 3 and 4 in Block 19 of MOUNTAIN VIEW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM that portion in Lot 4, more particularity described as follows:

Beginning at the Southwest corner of said Lot 4; thence North $00^{\circ} 05' 28''$ West 118.04 feet to the Northwest corner of said Lot 4; thence North $89^{\circ} 50' 02''$ East along the North line of said Lot 4, 1.00 feet; thence South $00^{\circ} 23' 40''$ West 118.05 feet to the point of beginning.