

2009-013920

Klamath County, Oregon



00074620200900139200020027

10/28/2009 11:44:29 AM

Fee: \$42.00



THIS SPACE

After recording return to:

Susan Patton

~~3187 6th Avenue~~

Bonanza, OR 97623

PO Box 391

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

Susan Patton

~~3187 6th Avenue~~

Bonanza, OR 97623

PO Box 391

File No.: 7021-1482199 (ALF)

Date: October 08, 2009

STATUTORY WARRANTY DEED

Daryle Smith and Lisa Smith, husband and wife, Grantor, conveys and warrants to **Susan Patton**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein: *S.P.*

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOTS 11 AND 12, BLOCK 71, BOWNE ADDITION TO THE CITY OF BONANZA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

Subject to:


1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

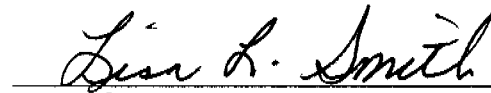
The true consideration for this conveyance is **\$65,000.00**. (Here comply with requirements of ORS 93.030)

F42-

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, 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 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, OF CHAPTER 424, OREGON LAWS 2007.

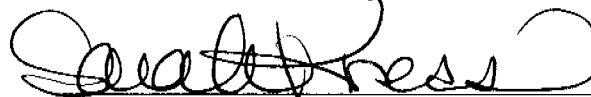
Dated this 27 day of October, 2009.

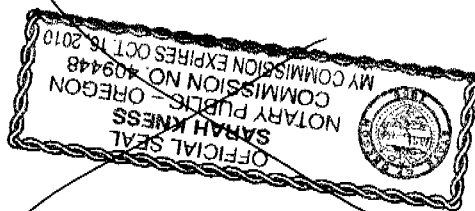

Daryle G Smith


Lisa L Smith

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 27 day of October, 2009
by **Daryle G Smith and Lisa L Smith.**





Notary Public for Oregon

My commission expires: 10/16/2010

