

MT86395-MS

THIS SPACE

2009-014214

Klamath County, Oregon



11/04/2009 11:15:22 AM

Fee: \$42.00

After recording return to:

Michael Todd Smith

P.O. Box# 311

Bly, OR 97622

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

Michael Todd Smith

P.O. Box# 311

Bly, OR 97622

Escrow No. MT86395-MS

Title No. 0086395

SWD

STATUTORY WARRANTY DEED

Joel Seborn Wallace and Joan B. Wallace, as tenants by the entirety, Grantor(s) hereby convey and warrant to Michael Todd Smith, Grantee(s) the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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:

The true and actual consideration for this conveyance is **\$90,000.00**.

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.

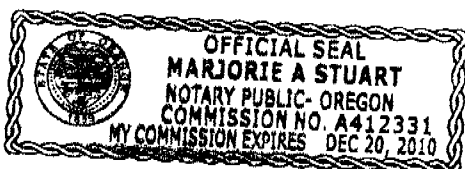
Dated this 2nd day of Nov, 2009

Joel Seborn Wallace

Joan B. Wallace

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 11/3, 2009 by Joel Seborn Wallace and Joan B. Wallace.



(Notary Public for Oregon)

My commission expires 12/20/10

BTAWJ

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

That portion of the NW1/4 SW1/4 of Section 1, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, lying North of Klamath Falls-Lakeview Highway (State Highway 140).

EXCEPTING THEREFROM that portion thereof lying within the boundaries of State Highway 140.

Parcel 2:

The N1/2 NE1/4 SW1/4 of Section 1, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion thereof lying within the boundaries of State Highway 140.