

NTC 860058-SH

THIS SPACE R

2009-014338

Klamath County, Oregon



00075113200900143380010015

11/06/2009 03:25:34 PM

Fee: \$37.00

After recording return to:

JOSHUA R. SMITH

P.O. BOX 121

MALIN, OR 97632

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

JOSHUA R. SMITH

P.O. BOX 121

MALIN, OR 97632

Escrow No. MT86058-SH

Title No. 0086058

SWD

STATUTORY WARRANTY DEED

* **THE BARTHOLOMEW FAMILY TRUST**, Grantor(s) hereby convey and warrant to **JOSHUA R. SMITH and JENNIFER L. SMITH, as tenants by the entirety**, 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:

Lots 1 and 2 in Block 58 of Supplemental Plat of the City of Malin, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Together with that portion of vacated First Street that inured thereto and was vacated by Vacation Order 273, dated October 10, 1995.

*Ryan Bartholomew as Successor Trustee of

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 **\$142,000.00**.

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 4th day of November, 2009.

THE BARTHOLOMEW FAMILY TRUST

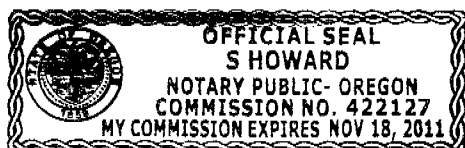
BY:

Ryan Bartholomew
RYAN BARTHOLOMEW, SUCESSOR TRUSTEE

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Nov 4, 2009 by Ryan Bartholomew as Successor Trustee of THE BARTHOLOMEW FAMILY TRUST.



S. Howard
(Notary Public for Oregon)
My commission expires 11-18-11

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