

UTC 86313-MS



THIS SPACE

2009-014602

Klamath County, Oregon



00075414200900146020020027

11/13/2009 11:43:41 AM

Fee: \$42.00

After recording return to:

Paul Franklin Smith, Jr.

8975 South Pacific Highway

Monmouth, OR 97361

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

Paul Franklin Smith, Jr.

8975 South Pacific Highway

Monmouth, OR 97361

Escrow No. MT86313-MS

Title No. 0086313

SWD-EM

STATUTORY WARRANTY DEED

Theresa A. Guy, Grantor(s) hereby convey and warrant to Paul Franklin Smith, Jr., 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:

The SW1/4 NE1/4 of Section 7, Township 36 South, Range 13 East, Willamette Meridian, Klamath County, Oregon.

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 \$17,000.00.

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.

42amt

Dated this 5th day of November, 2009

Theresa A. Guy
Theresa A. Guy

STATE OF CALIFORNIA

COUNTY OF Marin ss.

On November 5, 2009 before me, Judith L. Flinn, Notary Public personally appeared Theresa A. Guy personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Judith L. Flinn

