

2009-016133

Klamath County, Oregon



00077210200900161330020023

12/28/2009 01:48:18 PM

Fee: \$42.00

WARRANTY DEED-SURVIVORSHIP

KNOW ALL BY THESE PRESENTS that JERRY JUANITA SMITH hereinafter called grantor, for the consideration hereinafter stated, hereby grants, bargains, sells and conveys to MARK EDWARD M^CINTIRE and JERRY JUANITA SMITH, hereinafter called grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of the grantees, that certain real property, with tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Josephine County, Oregon:

Commonly known as: MT Scott Meadows, Block 2, lot 15, Grants Pass, Josephine County, Oregon
More particularly described as:

See Exhibit "A".

(Scrivener is in no way responsible for the accuracy of this description.)

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

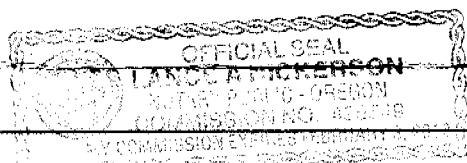
The true consideration for this conveyance is Love and Affection.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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 the 10th day of Dec, 2009. Jerry Juanita Smith
JERRY JUANITA SMITH -Grantor

STATE OF OREGON)
)s.s.
COUNTY OF JOSEPHINE)

The foregoing was acknowledge before me the 10th day of Dec, 2009, by
JERRY JUANITA SMITH

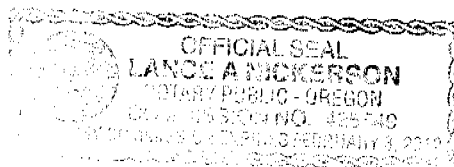


Lance A. Nickerson
NOTARY PUBLIC FOR OREGON
My commission Expires: 2-3-2012

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

JERRY JUANITA SMITH
795 Oxyoke Road
Grants Pass, OR 97526

After Recording, return to :
JERRY JUANITA SMITH
795 Oxyoke Road
Grants Pass, OR 97526



Legal Description

**Lot 15 Block 2 Tract No. 1027 Mt. Scott Meadow according to the official plat thereof on
file in the Office of The County Clerk of Klamath County, Oregon.**

Tax Account NO. R-3107-001A0-04900-000

Code area 008

Account Nos. 12487 R 80076