

2010-003016

Klamath County, Oregon



00080916201000030160010016

03/05/2010 03:48:40 PM

Fee: \$37.00

After Recording Return to:

MORGAN L. SMITH

17610 Freight Rd Lane

Keno, OR 97623

Until a change is requested all tax statements

Shall be sent to the following address:

SAME AS ABOVE

ATE 67507

WARRANTY DEED

(INDIVIDUAL)

BRADLEY W. FOSS and TRUDY D. FOSS, husband and wife, herein called grantor, convey(s) to MORGAN L. SMITH, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

Lot 24, Block 26, FOURTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE: 115 MAP: 3907-035A0 TL: 01900 KEY: 489750

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$185,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated January 26, 2010.

BRADLEY W. FOSS

TRUDY D. FOSS

STATE OF OREGON, County of Klamath) ss.

On March 1, 2010 personally appeared the above named BRADLEY W. FOSS and TRUDY D. FOSS and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

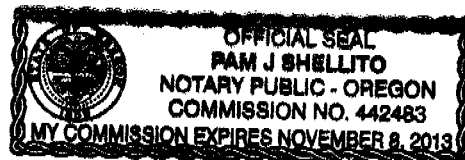
Aspen
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 67507PS

Before me:
Notary Public for Oregon

My commission expires: Nov 8, 2013

Official Seal



ATE 37