

MT87379

THIS SP.

2010-004879

Klamath County, Oregon



After recording return to:

Kathleen S. Smith-Hart

~~4000 Round Lake Road #4~~ 7411 Golden Trail
Klamath Falls, OR ~~97601~~ 97603

04/23/2010 12:02:37 PM

Fee: \$37.00

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

Kathleen S. Smith-Hart

~~4000 Round Lake Road #4~~ 7411 Golden Trail
Klamath Falls, OR ~~97601~~ 97603

Escrow No. MT87379-KR

Title No. 0087379

SWD r.012910

STATUTORY WARRANTY DEED

Don Purio Development Company, LLC, an Oregon Limited Liability Company, Grantor(s) hereby convey and warrant to Kathleen S. Smith-Hart and Tammy R. Wodarczak not as tenants in common, but with right of survivorship, 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:

Lot 36 of TRACT NO. 1503, FIRST ADDITION TO SAGE MEADOWS, PHASE 2, according to the official plat thereof on file in the office of the County Clerk, 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 **\$196,000.00**.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 16th day of April, 2010.

Don Purio Development Company, LLC, an Oregon Limited Liability Company

BY [Signature]
Don Purio, Member

State of Oregon
County of Klamath

This instrument was acknowledged before me on April 16, 2010 by Don Purio, as a Member for Don Purio Development Company LLC, an Oregon Limited Liability Company.

[Signature: Kristi L. Redd]
(Notary Public for Oregon)

My commission expires 11/16/2011



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