

2010-005156

Klamath County, Oregon



00083416201000051560020024

THIS SPA

04/30/2010 03:34:33 PM

Fee: \$42.00



After recording return to:  
Matthew R Smith and Nicole R Smith  
5151 Regency Drive  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Matthew R Smith and Nicole R Smith  
5151 Regency Drive  
Klamath Falls, OR 97603

File No.: 7021-1515172 (ALF)  
Date: April 07, 2010

1<sup>st</sup> 1515172

### STATUTORY WARRANTY DEED

**Bank of America, N.A.**, Grantor, conveys and warrants to **Matthew R Smith and Nicole R Smith, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**LOT 30, TRACT 1460 - GRAY ROCK PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$27,500.00**. (Here comply with requirements of ORS 93.030)

F

APN: R892264

Statutory Warranty Deed  
continued

File No.: 7021-1515172 (ALF)  
Date: 04/07/2010

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, OF CHAPTER 424, 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

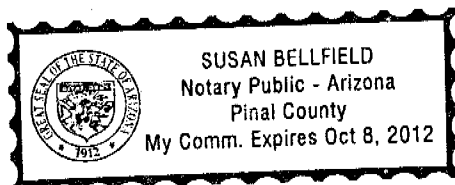
Dated this 12th day of April, 20 10.


Bank of America, N.A.

  
By: Michael Troia, AVP

STATE OF Arizona )  
                  Maricopa )ss.  
County of                    )

This instrument was acknowledged before me on this 12th day of April, 20 10  
by Michael Troia as AVP of Bank of America, N.A., on  
behalf of the .



  
\_\_\_\_\_  
Susan Bellfield  
Notary Public for Arizona, Maricopa  
My commission expires: 10/8/2012