



After recording return to:

FRAN C. SMITH

12840 OVERLAND DR.

KLAMATH FALLS, OR 97601

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

FRAN C. SMITH

12840 OVERLAND DR.

KLAMATH FALLS, OR 97601

Escrow No. MT87824-SH

Title No. 0087824

SWD r.012910

2010-007476

Klamath County, Oregon



00086095201000074760020025

06/18/2010 03:31:44 PM

Fee: \$42.00

STATUTORY WARRANTY DEED

BRENT A. GROESBECK, Grantor(s) hereby convey and warrant to **FRAN C. SMITH**, 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:

Lots 11 and 12, Block 1 Tract No. 1083, CEDAR TRAILS, according to the official plat thereof on file in the office of the County Clerk of 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 **\$40,000.00**.

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 27th day of June, 2010

X Brent A. Groesbeck
BRENT A. GROESBECK

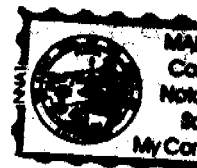
State of Oregon
County of **KLAMATH**

This instrument was acknowledged before me on _____, 2010 by **BRENT A. GROESBECK**.

(Notary Public for Oregon)

My commission expires _____

*See attached
of All Purpose
Acknowledgment*



42 Paid

ACKNOWLEDGMENT

State of California
County of Yolo

On 17 June 2010 before me, MariaElena R. Cobb, Notary Public
(insert name and title of the officer)

personally appeared Brent A. Groesbeck
who 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 ~~he/she/they~~ executed the same in
~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  notary Public (Seal)

