

NOTE 89442-LW

THIS SPACE

2011-000273

Klamath County, Oregon



00095071201100002730010014

01/07/2011 11:26:49 AM

Fee: \$37.00

After recording return to:

John W. Smith

PO Box 591

Christmas Valley, OR 97641

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

John W. Smith

PO Box 591

Christmas Valley, OR 97641

Escrow No. MT89442-LW

Title No. 0089442

SWD r.012910

STATUTORY WARRANTY DEED

Todd Kaczmarczyk, Grantor(s) hereby convey and warrant to **John W. Smith and Janiece L. Smith**, as tenants by the entirety, 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:

The NW1/4 of the SE1/4 of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion Southeast of centerline of Ivory Pines Road.

ALSO EXCEPTING any portion thereof lying within Ivory Pines Road.

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 **\$44,700.00**.

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 6th day of JAN 2011.

Todd Kaczmarczyk

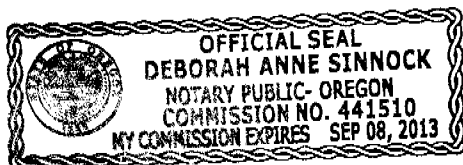
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 1-6-, 2011 by Todd Kaczmarczyk.

(Notary Public for Oregon)

My commission expires 9-8-13



37 AM