

WTC 87849-DS

THIS SPACE

2011-000403

Klamath County, Oregon



01/11/2011 11:34:00 AM

Fee: \$42.00

After recording return to:

CRYSTAL SPENCER

4519 Beers St., Apt. B

Fort Campbell, KY 42223

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

CRYSTAL SPENCER

4519 Beers St., Apt. B

Fort Campbell, KY 42223

Escrow No. MT87849-DS

Title No. 0087849

SWD r.012910

STATUTORY WARRANTY DEED

ROBERT L. SMITH AND GLORIA J. SMITH, TRUSTEES OF THE ROBERT AND GLORIA SMITH FAMILY TRUST DATED JULY 11, 2002, Grantor(s) hereby convey and warrant to **CRYSTAL SPENCER**, 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 6, Block 1, JUNIPER ACRES, 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 **\$17,500.00**.

42pm

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 06-28 day of 28 2010.

THE ROBERT AND GLORIA SMITH FAMILY TRUST DATED JULY 11, 2002

BY: Robert L. Smith Trustee
ROBERT L. SMITH, TRUSTEE

BY: Gloria J. Smith Trustee
GLORIA J. SMITH, TRUSTEE

STATE OF CALIFORNIA

COUNTY OF Humboldt^{ss.}

On June 28th, 2010 before me, Merry Faith Hoffman personally appeared ROBERT L. SMITH AND GLORIA J. SMITH, TRUSTEES OF THE ROBERT AND GLORIA SMITH FAMILY TRUST DATED JULY 11, 2002 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Merry Faith Hoff

