

2011-001255

Klamath County, Oregon



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02/03/2011 08:35:35 AM

Fee: \$47.00



THIS SPACE

After recording return to:  
Jeffrey Merle Smith and Cathlene Lou  
Kenstler

C/O Santiam Escrow, Inc.

P O Box 511

Stayton, OR 97383

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

Jeffrey Merle Smith and Cathlene Lou  
Kenstler

P O Box 3190

Clearlake, CA 95422

File No.: 7091-326125 (SCC)

Date: February 03, 2004

## STATUTORY WARRANTY DEED

**Lost River Investments, Inc., a Oregon Corporation**, Grantor, conveys and warrants to **Jeffrey Merle Smith and Cathlene Lou Kenstler**, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The true consideration for this conveyance is **\$90,000.00**. (Here comply with requirements of ORS 93.030)

### Parcel One:

**Portion of Tract 53, Merrill Tracts, as follows: Commencing at a point 40 feet South and 50 feet West of the corner common to Sections 1, 2, 11 and 12 in Township 41 South, Range 10 E.W.M.; thence West 100 feet; thence South 100 feet; thence East 100 feet; thence North 100 feet to the point of beginning.**

### Parcel Two:

A piece of parcel of Tracts 52 and 53 of the MERRILL TRACTS, the Plat whereof is on file and of record in the office of the County Clerk of Klamath County, Oregon, located in the City of Merrill, Oregon and more particularly described as follows: Beginning at a point in the Northerly boundary of said Tract 52, which is also the Southerly line of Front Street in the said City of Merrill, Oregon, said point being 28.5 feet distant Westerly along the said Northerly boundary of the said Tract 52, from the Northeasterly corner of the said Tract 52; thence Southerly and parallel with the Easterly boundary of the said Tract 52; 125.0 feet; thence Easterly and parallel with the Northerly boundaries of the said Tracts 52 and 53 and which is also the Southerly line of Front Street, 44.5 feet; thence Northerly and parallel with the said Easterly boundary of the said Tract 52 (which is also the Westerly boundary of the said Tract 53) 125.0 feet, more or less, to a point in the Northerly boundary of said Tract 53 (which is also the Southerly line of Front Street) thence Westerly along the said Northerly boundaries of the said Tracts 53 and 52, 44.5 feet, more or less, to the point of beginning.

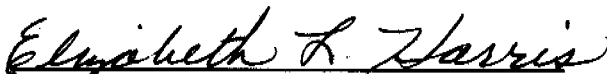
**This property is free from liens and encumbrances, EXCEPT:** Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin, to the extent such covenant, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Lost River Investments, Inc., an Oregon  
Corporation



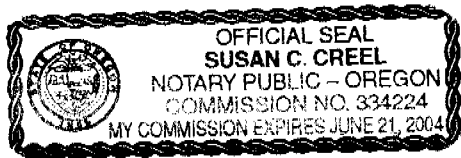
By: Marguerite L. Kowal, President



By: Elizabeth L. Harris, Secretary-  
Treasurer

STATE OF Oregon )  
 )ss.  
County of Linn )

This instrument was acknowledged before me on this 4<sup>TH</sup> day of FEB, 2004  
by **Marguerite L. Kowal, President of Lost River Investments, Inc.**



*Susan C. Creel*  
Notary Public for Oregon

My commission expires: 6-21-04

STATE OF Oregon )  
 )ss.  
County of Linn )

This instrument was acknowledged before me on this 9<sup>TH</sup> day of FEB, 2004  
by Elizabeth L. Harris as Secretary-Treasurer of Lost River Investments, Inc. on behalf of the Corporation.



*Susan C. Creel*  
Notary Public for Oregon

My commission expires: 6-21-04