

2011-006516

Klamath County, Oregon



00102452201100065160010013

05/26/2011 10:06:15 AM

Fee: \$37.00

RECORDING REQUESTED BY:

SEND TAX STATEMENTS TO:

Roy A. Morris
320 Lalo Avenue
Chiloquin, OR 97624

AFTER RECORDING RETURN TO:

Roy A. Morris
320 Lalo Avenue
Chiloquin, OR 97624

Escrow No: 470309001976-TTJA37

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY SPECIAL WARRANTY DEED IN FULFILLMENT OF CONTRACT

Bill F. Smith Jr. and Jennifer L. Smith, Grantor, conveys and specially warrants to Roy A. Morris, Grantee, the following described real property, free of encumbrances created or suffered by the Grantor except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 9, Block 7, WEST CHILOQUINN, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon

Subject to and excepting:

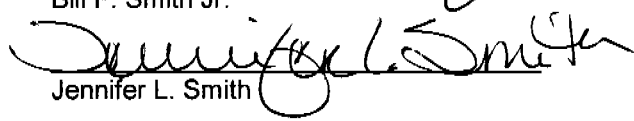
Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (BALLOT MEASURE 49 (2007)). 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (BALLOT MEASURE 49 (2007)).

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS FULFILLMENT OF THAT CERTAIN MEMORANDUM OF AGREEMENT RECORDED AS 2009-010657, KLAMATH COUNTY, OREGON. (See ORS 93.030)

DATED: August 5, 2009

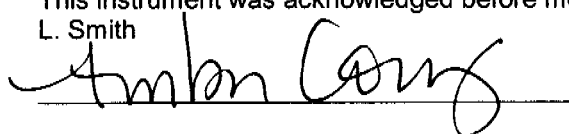

Bill F. Smith Jr.


Jennifer L. Smith

State of OREGON

COUNTY of Jackson

This instrument was acknowledged before me on August 5 2009 by Bill F. Smith Jr. and Jennifer L. Smith


Notary Public - State of Oregon

My commission expires: 42810

