

UTC 90509-MS

THIS SPAC

2011-007637

Klamath County, Oregon



00103846201100076370010019

06/24/2011 03:28:20 PM

Fee: \$37.00

After recording return to:

William M. Smith

1401 Wild Plum Court

Klamath Falls, OR 97601

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

William M. Smith

1401 Wild Plum Court

Klamath Falls, OR 97601

Escrow No. MT90509-MS

Title No. 0090509

SWDI r.041111

STATUTORY WARRANTY DEED

Regina F. Morris, Trustee of the Regina Morris Trust, Revocable Living Trust Agreement dated July 1, 2010,

Grantor(s), hereby convey and warrant to

William M. Smith and Ruth D. 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:

Lot 211, RUNNING Y RESORT, PHASE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$333,000.00**.

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:

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.

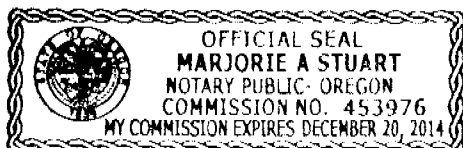
Dated this 23rd day of June, 2011

Trustee of the Regina Morris Trust, Revocable Living Trust
Agreement dated July 1, 2010

BY: Regina F. Morris, Trustee
Regina F. Morris, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 6/23, 2011 by Regina F. Morris, Trustee of the Regina Morris Trust, Revocable Living Trust Agreement dated July 1, 2010.



Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12/20/14

37Amf