

UTC 91851-DS

THIS SPACE

2011-012991

Klamath County, Oregon



00110427201100129910020022

11/21/2011 03:03:06 PM

Fee: \$42.00

After recording return to:

MICHAEL L. WARD

11245 Fulkerson Rd.

Fallon, NV 89406

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

MICHAEL L. WARD

11245 Fulkerson Rd.

Fallon, NV 89406

Escrow No. MT91851-DS

Title No. 0091851

SWD r.042611

STATUTORY WARRANTY DEED

CHARLES L. SMART and DIANNA L. SMART, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

MICHAEL L. WARD,

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 14, Block 4, TRACT NO. 1093, PINECREST, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$98,500.00**.

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:

427M

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.

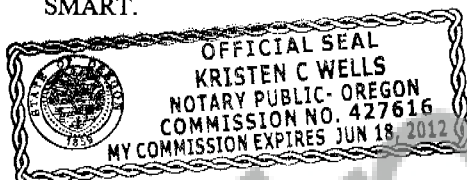
Dated this 18 day of November, 2011

x Charles L. Smart
CHARLES L. SMART

x Dianna L. Smart
DIANNA L. SMART

State of Oregon Yallie
County of Yallie

This instrument was acknowledged before me on November 18 2011 by CHARLES L. SMART and DIANNA L. SMART.



Kristen C Wells
(Notary Public for Oregon)

My commission expires 6-18-2012