

WTC 93980-DS

THIS SPAC

2012-007947

Klamath County, Oregon



00121481201200079470020020

07/20/2012 02:59:28 PM

Fee: \$42.00

After recording return to:

JAMES B. SMITH

41816 German Brown Lane

Chiloquin, OR 97624

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

JAMES B. SMITH

41816 German Brown Lane

Chiloquin, OR 97624

Escrow No. MT93980-DS

Title No. 0093980

SWD r.020212

STATUTORY WARRANTY DEED

MARC A. PUGH,

Grantor(s), hereby convey and warrant to

JAMES B. SMITH and DOREEN G. 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:

Lots 3, 4 and 5, Block 7 Rainbow Park on the Williamson, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. TOGETHER WITH an undivided 3/68th interest in and to Lots 4 and 5, Block 1 Rainbow Park on the Williamson, 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 **\$120,000.00.**

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:

2012-2013 Real Property Taxes a lien not yet due and payable.

4/25/12

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 19 day of July, 2012

X Marc A. Pugh
MARC A. PUGH

STATE OF CALIFORNIA

COUNTY OF ORANGE ^{ss.}

On July 19, 2012 before me, Soon Ik Chun, Public ^{Notary} personally appeared MARC A. PUGH personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies), and that by his signature(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 Soon Ik Chun

