

mtc 56436

GRANTOR NAME AND ADDRESS:
Dean C. and Colleen J. Smart
3211 Maryland, Klamath Falls, OR 97603

2013-008159

Klamath County, Oregon

07/18/2013 09:44:35 AM

Fee: \$37.00

GRANTEE NAME AND ADDRESS:
James D. and Janet Krueger
P.O. Box 354, Merrill, OR 97633

AFTER RECORDING RETURN TO:

same as above

SEND TAX STATEMENTS TO: Grantee

THE TRUE AND ACTUAL CONSIDERATION
STATED IN THIS INSTRUMENT IS \$75,000.

SPECIAL WARRANTY DEED

DEAN C. SMART and COLLEEN J. SMART, Grantors, convey and specially warrants to JAMES D. KRUEGER and JANET A. KRUEGER, Husband and Wife, Grantees, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

Lots 1, 2, 3 and 4, Block 1 STEWART ADDITION, according to the official plat thereof on file with the Clerk of Klamath County, Oregon

SUBJECT TO contracts and/or liens for irrigation and/or drainage and fire protection, restrictions, easements, restrictions and rights-of-way of records, and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described property lying within the boundaries of roads or highways.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

The true and actual consideration for this conveyance is \$75,000.00.

DATED this 1st day of March, 2002.



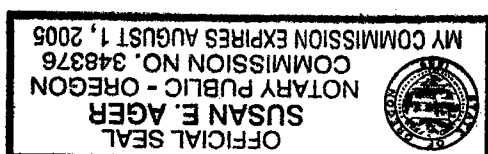
Dean C. Smart
DEAN C. SMART

Colleen J. Smart
COLLEEN J. SMART

STATE OF OREGON, County of Klamath) ss.

PERSONALLY APPEARED the above-named Dean C. Smart and Colleen J. Smart and acknowledged the foregoing instrument to be their voluntary act(s) and deed(s).

Before me this 1st day of March, 2002.
37 Amt



Susan E. Ager
NOTARY PUBLIC FOR OREGON