



After recording return to:

James Byron O'Connor

1401 Wild Plum Court

Klamath Falls, OR 97601

2014-007672

Klamath County, Oregon

07/22/2014 02:51:40 PM

Fee: \$47.00

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

James Byron O'Connor

1401 Wild Plum Court

Klamath Falls, OR 97601

Escrow No. MT101021MS

Title No. 0101021

SWD r.020212

STATUTORY WARRANTY DEED

William M. Smith and Ruth D. Smith, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

James Byron O'Connor and Sheryl L. Franklin,

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 11 in Tract 1173, being a Subdivision of Lot 1, Block 10, LYNNEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH that portion of vacated Vista Way which attached thereto by Ordinance #06-25 and recorded September 6, 2006 on instrument 2006-017911, Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$249,000.00**.

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:

2014-2015 Real Property Taxes a lien not yet due and payable.

47.00

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 22nd day of July, 2014

William M. Smith
William M. Smith

Ruth D. Smith
Ruth D. Smith

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 7/22, 2014 by William M. Smith and Ruth D. Smith.



Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12/20/14