

M05-65220

Klamath County, Oregon

09/27/2005 03:24:35 PM

Pages 3 Fee: \$0.00

After recording, please return to:

Klamath County Public Works
305 Main Street
Klamath Falls, Oregon 97601

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

Klamath County Public Works
305 Main Street
Klamath Falls, Oregon 97601

WARRANTY DEED

CHARLES W. SMITH AND TOMOKO K. SMITH, TRUSTEES OF THE CHARLES W. SMITH AND TOMOKO K. SMITH TRUST DATED 9-12-95, Grantors, convey and warrant to **KLAMATH COUNTY**, a political subdivision of the State of Oregon, Grantee, fee title to all that certain real property situated in the County of Klamath and State of Oregon and being more particularly described as follows, to wit:

SUBJECT PARCEL


Described on the attached Exhibit "A".

FREE OF ALL encumbrances, except for easements, conditions and restrictions of record.

The true consideration for this conveyance is **\$4,500.00**.

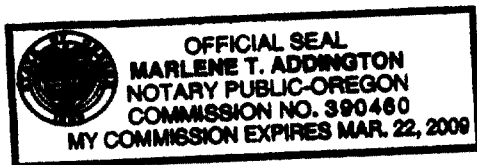
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OF FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 20th day of July, 2005.



CHARLES W. SMITH

STATE OF OREGON)
County of Klamath) ss.

This instrument was acknowledged before me this 20th day of July, 2025,
by Charles W. Smith.

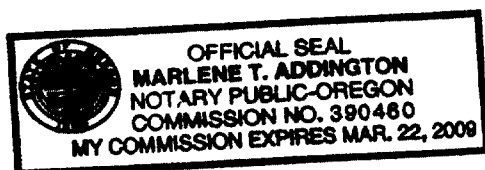


Harlene T. Addington
Notary Public


TOMOKO K. SMITH

STATE OF OREGON)
County of Klamath) ss.

This instrument was acknowledged before me this 20th day of July, 2025,
by Tomoko K. Smith.



Marlene L. Addington
Notary Public

EXHIBIT "A"

CROSBY AVENUE R/W SMITH PROPERTY

A parcel of land, situated in the NE1/4 SW1/4 of Section 3, Township 39 South, Range 9 East, W.M., Klamath County Oregon, being a portion of Lots 11 and 12, Block 1 First Addition to Altamont Acres, a duly recorded subdivision and being more particularly described as follows:

The north 10 feet of said Lots 11 and 12, Block 1, First Addition to Altamont Acres, EXCEPTING THEREFROM the North 5 feet conveyed to Klamath County, for the widening of Crosby Avenue, by Volume 362 at Page 462, Deed Records of Klamath County. Said parcel for road purposes contains 1,070.5 square feet more or less.