

2009-007196

Klamath County, Oregon



After recording return to:
Keith A. Smith and Sharon J. Smith
30023 Porpoise Lane
Bonanza, OR 97623

Until a change is requested all tax statements
shall be sent to the following address:
Keith A. Smith and Sharon J. Smith
30023 Porpoise Lane
Bonanza, OR 97623

File No.: 7021-1407466 (ALF)
Date: May 06, 2009

THIS SPACE



05/22/2009 03:03:13 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

William H. Wagner, Jr. and Carolyn J. Wagner, as tenants by the entirety, Grantor, conveys and warrants to **Keith A. Smith and Sharon J. Smith, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 43, BLOCK 16, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT PLAT NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:


1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.


The true consideration for this conveyance is **\$100,000.00**. (Here comply with requirements of ORS 93.030)

CW-

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, OF CHAPTER 424, OREGON LAWS 2007. 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 24 day of April, 2014


William H Wagner Jr


Carolyn J. Wagner

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 22 day of May, 2001
by **William H Wagner, Jr and Carolyn J. Wagner.**

Notary Public for Oregon

My commission expires: 10/16/2010

