

2009-011305

Klamath County, Oregon



00071486200900113050020022

08/24/2009 09:09:34 AM

Fee: \$26.00

**After recording return to:**

Heather A. Kmetz  
Sussman Shank LLP, Suite 1400  
1000 SW Broadway  
Portland, OR 97205-3089

**Send all tax statements to:**

Mack Smith, Jr., Trustee  
Mack Smith Trust  
Mary Frances Trent, Trustee  
Mary Frances Trent Trust  
5653 Schiesel Avenue  
Klamath Falls, OR 97603

**BARGAIN AND SALE DEED**

Mack Smith, Jr. and Mary F. Trent, Grantors, convey to Mack Smith, Jr., Trustee, Mack Smith, Jr. Trust u/a dated August 17, 2009 as to an undivided one-half (½) interest and to Mary Frances Trent, Trustee, Mary Frances Trent Trust, u/a dated August 17, 2009, as to an undivided one-half (½) interest, Grantees, the real property located at 5653 Schiesel Avenue, Klamath Falls, Klamath County, Oregon described below:

Lot 6 of Schiesel Tracts, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon

The true and actual consideration for this transfer is \$0 and consists of or includes other property or other value given or promised.

**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. 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.

DATED this 17<sup>th</sup> day of August, 2009.

GRANTOR:

Mack Smith, Jr.  
Mack Smith, Jr.

Mary F. Trent  
Mary F. Trent

STATE OF OREGON     )  
                                  ) ss.  
County of Klamath     )

This Agreement was acknowledged before me on August 17, 2009, by Mack Smith, Jr.



Heather A. Kmetz  
Notary Public for Oregon  
My commission expires: Sept 16, 2010

STATE OF OREGON     )  
                                  ) ss.  
County of Klamath     )

This Agreement was acknowledged before me on August 17, 2009, by Mary F. Trent.



Heather A. Kmetz  
Notary Public for Oregon  
My commission expires: Sept 16, 2010

F:\CLIENTS\20590\001\DEED.DOC