

2010-010384

Klamath County, Oregon



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09/01/2010 11:44:37 AM

Fee: \$42.00

GRANTOR NAME AND ADDRESS:

Richard W. Smith, Successor Trustee
William R. Smith and Dorothy G. Smith Living Trust
also referred to as the William R. Smith and
Dorothy G. Smith Revocable Living Trust
dated March 13, 1992
505 Mt. Pitt
Klamath Falls OR 97601

GRANTEE NAME AND ADDRESS:

Richard W. Smith and Barbara Suzanne G. Smith
Grantees
505 Mt. Pitt
Klamath Falls OR 97601

AFTER RECORDING RETURN TO:

NEAL G. BUCHANAN, Attorney
435 Oak Avenue
Klamath Falls OR 97603

**UNTIL A CHANGE IS REQUESTED,
SEND TAX STATEMENTS TO:
GRANTEES**

WARRANTY DEED

RICHARD W. SMITH, Successor Trustee of the William R. Smith and Dorothy G. Smith Living Trust, also referred to as the William R. Smith and Dorothy G. Smith Revocable Living Trust dated March 13, 1992, Grantor, conveys and warrants to RICHARD W. SMITH and BARBARA SUZANNE G. SMITH, husband and wife, Grantees, that certain real property legally described as follows:

See Exhibit A attached hereto

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being distribution from out of the Trust pursuant to the provisions thereof.

"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 434, 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 SECTION 5 TO 11, CHAPTER 424, OREGON LAWS 2007."

DATED this 31 day of Aug, 2010

RICHARD W. SMITH, Successor Trustee
of the William R. Smith and Dorothy G. Smith
Living Trust, also referred to as the William R.
Smith and Dorothy G. Smith Revocable Living
Trust dated March 13, 1992

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me the 31 day of August, 2010, by
RICHARD W. SMITH, Successor Trustee of the William R. Smith and Dorothy G. Smith Living Trust.



NOTARY PUBLIC FOR OREGON
My Commission Expires: 9-12-10

EXHIBIT A

PARCEL 1:

A tract of land situated in the SE1/4 SE1/4 of Section 19, T 38 S, R 9 EWM, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southerly line of said Section 19, said point being on the Westerly line of Montelius Street and being S 89°38' W a distance of 10.0 feet from the iron axle marking the Southeast corner of said Section 19; thence Northerly along the Westerly line of Montelius Street a distance of 310.04 feet to an iron pin; thence West at right angles to the East line of said Section 19 a distance of 278.53 feet to an iron pin; thence South parallel with the East line of said Section 19 a distance of 311.8 feet to the Southerly line of said Section 19; thence N 89°38' E along the Southerly line of said Section 19 a distance of 283.53 feet, more or less, to the point of beginning.

The above described tract of land contains 2.0 acres, more or less.

PARCEL 2:

Parcel 2 of Land Partition 16-00, situated in the SW1/4 SW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 3:

Beginning at a point 200 feet North of a point which is 30 feet East of the Southwest corner of Section 20; thence Easterly and parallel with the South line of Section 20 a distance of 100 feet; thence Southerly and parallel to the West line of Section 20 a distance of 100 feet; thence Easterly and parallel to the South line of Section 20, a distance of 128 feet; thence Northerly and parallel to the West line of Section 20 a distance of 200 feet; thence Westerly and parallel to the South line of Section 20 a distance of 228 feet; thence Southerly and parallel to the West line of Section 20 a distance of 100 feet to the place of beginning. Said property lying and being in Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING that portion lying within the right of way of U. S. Highway No. 97.