

MT 90470-DS

THIS SPACE IS

2011-007288

Klamath County, Oregon



06/15/2011 03:18:49 PM

Fee: \$42.00

After recording return to:

Trevor Oswald

9231 Tingley Lane

Klamath Falls, OR 97603

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

Trevor Oswald

9231 Tingley Lane

Klamath Falls, OR 97603

Escrow No. MT90470-DS

Title No. 0090470

SWD r.042611

### STATUTORY WARRANTY DEED

**Aaron K. Smith and Allison E. Gruener-Smith, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**Trevor Oswald and Joey Oswald, as tenants by the entirety,**

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:

Parcel 1 of Land Partition 58-00, being Parcel 3 of Land Partition 52-96 and Parcel 2 of Major Land Partition 78-83 situated in the SW1/4 SW1/4 of Section 28, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$345,000.00**.

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:

429mt

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 13<sup>th</sup> day of June, 2011.

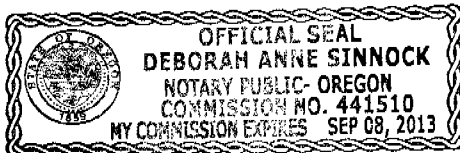
Aaron K. Smith  
Aaron K. Smith

Allison E. Gruener-Smith  
Allison E. Gruener-Smith

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 6-13-, 2011 by Aaron K. Smith and Allison E. Gruener-Smith.

Deborah Anne Sinnock  
(Notary Public for Oregon)



My commission expires 9-8-13