

1st 1719751

2011-008944
Klamath County, Oregon



After recording return to:
Charles Fleek
3720 Plum Bush Drive
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Charles Fleek
3720 Plum Bush Drive
Klamath Falls, OR 97603

File No.: 7021-1719751 (TM)
Date: June 06, 2011

THIS SPACE



08/03/2011 02:01:47 PM

Fee: \$42.00

STATUTORY WARRANTY DEED

Mae M. Smrtnik, Trustee of the Frank J. Smrtnik and Mae M. Smrtnik 1993 Family trust,
Grantor, conveys and warrants to **Charles Fleek**, 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 4, BLOCK 2, MIRACLE MANOR, 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 **\$196,000.00**. (Here comply with requirements of ORS 93.030)

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, 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 2 day of August, 2011.

Mae M. Smrtnik, Trustee of the Frank J.
Smrtnik and Mae M. Smrtnik 1993 Family
trust.

Mae M Smrtnik
Mae M. Smrtnik, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 2 day of August, 2011
by as of Mae M. Smrtnik, Trustee of the Frank J. Smrtnik and Mae M. Smrtnik 1993 Family trust., on
behalf of the Trust

Notary Public for Oregon

My commission expires: 3/31/14

