1828813-AF

2012-002754 Klamath County, Oregon



THIS SPACE

03/14/2012 02:57:58 PM

Fee: \$42.00

After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address: Charles L Smart and Dianna L Smart

61219 Anko Court Bly, OR 97622

Grantor Address: Kodi J. Baker 404 Main Street, Ste 1 Klamath Falls, OR 97601

File No.: 7021-1828813 (ALF) Date: January 31, 2012

STATUTORY WARRANTY DEED

Kodi J. Baker, Grantor, conveys and warrants to **Charles L Smart and Dianna L Smart, 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 6, Block 2, First Addition to Bley-Was Heights, 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.

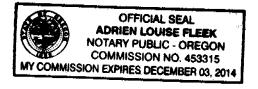
The true consideration for this conveyance is **\$59,000.00**. (Here comply with requirements of ORS 93.030)

Statutory Warranty Deed - continued

File No.: **7021-1828813 (ALF)**

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 th	is day of	march	, 20	10.	
Kodi J. Bak	(balla)	ÜK			
STATE OF	Oregon))ss.			
County of	Klamath)			
This instrume by Kodi J. B		edged before me on th	nis <u>8</u> day of	march ien Ille	_, 20_16
		Notary	Public for Oreg	on . 🦳 🖒 11 i	



My commission expires: