



THIS SPA

2012-003839

Klamath County, Oregon



00116604201200038390020025

04/12/2012 11:34:59 AM

Fee: \$42.00

After recording return to:

JAMES B. SMITH

267 BLOSSOM VALLEY DR.

LOS GATOS, CA 95032-3808

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

JAMES B. SMITH

267 BLOSSOM VALLEY DR.

LOS GATOS, CA 95032-3808

Escrow No. MT93340-LW

Title No. 0093340

SWD r.020212

STATUTORY WARRANTY DEED

**SHEREE W. EVERETT, AS TRUSTEE OF THE SHEREE W. EVERETT TRUST, UAD
FEBRUARY 3, 2011,**

Grantor(s), hereby convey and warrant to

JAMES B. SMITH and BARBARA J. SMITH, 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:

Lot 1141, RUNNING Y RESORT, PHASE 13, TRACT 1429, 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 conveyance is **\$25,000.00**.

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:

425mt

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 4 day of April, 2012

SHEREE W. EVERETT, AS TRUSTEE OF THE
SHEREE W. EVERETT TRUST, UAD FEBRUARY 3,
2011

BY: [Signature]

SHEREE W. EVERETT, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 12, 2012 by SHEREE W. EVERETT, AS TRUSTEE
OF THE SHEREE W. EVERETT TRUST, UAD FEBRUARY 3, 2011.

[Signature]
(Notary Public for Oregon)

My commission expires 11/20/15

