

NOT 93836-LW

THIS SPA

2012-006552

Klamath County, Oregon



00119832201200065520020029

06/15/2012 03:12:54 PM

Fee: \$42.00

After recording return to:

ANTHONY J. SYKORA

39709 BUNN WAY

BONANZA, OR 97623

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

ANTHONY J. SYKORA

39709 BUNN WAY

BONANZA, OR 97623

Escrow No. MT93836-LW

Title No. 0093836

SWD r.020212

### STATUTORY WARRANTY DEED

MARGRET *AW*

**ARNOLD E. SMITH and MARGARET J. SMITH, as tenants by the entirety and ARNOLD SMITH AND MARGRET SMITH, AS TRUSTEES OF THE ARNOLD SMITH AND MARGRET SMITH, JOINT LIVING TRUST,**

Grantor(s), hereby convey and warrant to

**ANTHONY J. SYKORA and MONICA J. SYKORA, 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 2 of Land Partition 23-92 located in the SE1/4 of Section 21, Township 39 south, Range 12 east of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$120,000.00**.

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:

421711

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 14 day of June, 12.

Arnold E Smith  
ARNOLD E. SMITH

Margret J. Smith  
MARGRET J. SMITH

ARNOLD SMITH AND MARGRET SMITH, AS  
TRUSTEES OF THE ARNOLD SMITH AND  
MARGRET SMITH, JOINT LIVING TRUST

BY: Arnold E Smith  
ARNOLD SMITH, TRUSTEE

BY: Margret J. Smith  
MARGRET SMITH, TRUSTEE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on June 14, 2012 by ARNOLD E. SMITH and ,  
\* MARGARET J. SMITH, individually and ARNOLD SMITH AND MARGRET SMITH, AS TRUSTEES OF THE  
ARNOLD SMITH AND MARGRET SMITH, JOINT LIVING TRUST.

\*MARGRET

Lisa Weatherby  
(Notary Public for Oregon)

My commission expires 11/20/2015

