

2013-001484

Klamath County, Oregon



00131110201300014840010010

02/08/2013 11:30:46 AM

Fee: \$37.00

Returned to Counties

Grantors names:  
James B. Smith  
Barbara J. Smith

Tax Statement should be sent  
To Grantee at the following address:  
Brian & Janeene Ryckewaert  
16076 Hwy 66 in Keno, Or 97627

After recording return to person recording or to:  
Richard Fairclo  
409 Pine Street, Suite 209  
Klamath Falls, OR 97601

WARRANTY DEED

The undersigned James B. Smith and Barbara J. Smith, Grantors, convey and warrant to Brian Ryckewaert and Janeene Ryckewaert, husband and wife, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Real property in the County of Klamath, State of Oregon, described as follows:  
Lots 1141 and 1142 , 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

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage. The true and actual consideration for this conveyance is \$1.00 and other valuable consideration.

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 28<sup>th</sup> day of January 2013.

X James B. Smith  
X Barbara J. Smith

STATE OF CALIFORNIA ]

County of Santa Clara

This instrument was acknowledged before me on this 28 day of Jan, 2013 by James B. Smith and Barbara J. Smith.

Girish Hiral Patel  
Notary Public, California

