

1st

2013-007574
Klamath County, Oregon
07/02/2013 02:42:13 PM
Fee: \$42.00



After recording return to:
Charles W Smith and Tomoko K
Smith
1242 Lynnewood Blvd
Klamath Falls, OR 97601

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

File No.: ()
Date: July 01, 2013

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY BARGAIN AND SALE DEED

Charles W Smith and Tomoko K Smith , Grantor, conveys to **Charles W Smith and Tomoko K Smith trustees or their successors in trust under the Charles W Smith and Tomoko K Smith Declaration of Trust dated September 12, 1995**, Grantee, the following described real property:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 2 in Block 1 of Harbor Isles, Tract 1209, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The true consideration for this conveyance is **\$to convey title only.** (Here comply with requirements of ORS 93.030)

F.
47.-

APN:

Bargain and Sale Deed
- continued

File No.: **Adrien (ALF)**
Date: **07/01/2013**

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 2 day of July, 2013.

Charles W Smith

Charles W Smith

Tomoko K Smith

Tomoko K Smith

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 2 day of July, 2013
by **Charles W Smith and Tomoko K Smith**.

Lynda West

Notary Public for Oregon

My commission expires: 2-10-17

