

1st 2112227 AF



After recording return to:
Matthew R Smith and Nicole R Smith
8353 Arant Rd
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Matthew R Smith and Nicole R Smith
8353 Arant Rd
Klamath Falls, OR 97603

File No.: 7021-2112227 (ALF)
Date: June 20, 2013

2013-008692

Klamath County, Oregon

07/31/2013 02:32:06 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORD

STATUTORY WARRANTY DEED

Terri Ann Armstrong and Brandly D Burda, with rights of survivorship., Grantor, conveys and warrants to Matthew R Smith and Nicole R Smith, 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:

A parcel of land situated in the SE1/4 of the SE1/4 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin which bears North 00° 04' 18" West a distance of 30.0 feet from the Southwest corner of said SE1/4 of the SE1/4 said beginning point being on the Northern line of Arant Road; thence continuing North 00° 04' 18" West 268.35 feet to a point, said point being the Southwest corner of Parcel 2 of Minor Land Partition 31-84 filed in the office of the County Clerk, Klamath County, State of Oregon, June 5, 1984; thence along the Southern line of said Parcel 2 and Parcel 3 of said Minor Land Partition 31-84 the following distances North 89° 39' 43" East 252.50 and North 89° 19' 32" East 182.93 feet to the Southeast corner of said Parcel 3 of Minor Land Partition 31-84, said point also being on the Western lot line of Lot 13, Block 1 Vale Dean Canyon Tract 1198, thence along said Western lot line of said Lot 13, South 00° 52' 35" East 240.19 feet to the Southwest corner of said Lot 13; thence along the Southern line of said Lot 13 and Lot 14, Block 1 of said subdivision North 89° 45' 36" East 427.52 feet to the Southeast corner of said Lot 14, Block 1; thence South 00° 14' 24" East 10.00 feet to a 5/8 inch iron pin marking the beginning of a curve; thence Southwesterly along the arc of a 20 foot radius curve to the right a distance of 31.42 feet to a 5/8 inch iron pin on the Northern line of Arant Road; thence along said Northern line of Arant Road South 89° 45' 36" West 846.38 feet to the point of beginning.

H2-F

Consideration \$ 345,000.00

EXCEPTING THEREFROM the Westerly 30 feet of that tract of land described in Volume M01 page 30794, as conveyed to Klamath County, a municipal subdivision of the State of Oregon in Deed Volume M01 page 55979, on October 31, 2001.

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 **\$345,000.00**. (Here comply with requirements of ORS 93.030)

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 29 day of July, 2013.

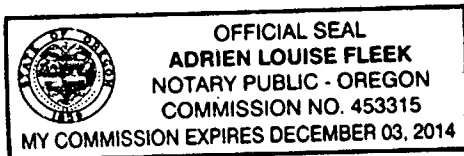
Terri Ann Armstrong
Terri Ann Armstrong

Bradley D Burda
Bradley D Burda

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 29 day of July, 2013
by **Terri Ann Armstrong and Bradley D Burda**.

Adrien Fleeck



Notary Public for Oregon
My commission expires: 12-3-14