



MT98842-LW

THIS SPACE RESERVED FOR

2013-009988

Klamath County, Oregon

08/30/2013 11:55:51 AM

Fee: \$42.00

After recording return to:

Benjamin M. Smith

6122 Bufflehead Drive

Bonanza, OR 97623

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

Benjamin M. Smith

6122 Bufflehead Drive

Bonanza, OR 97623

Escrow No. MT98842-LW

Title No. 0098842

SWD r.020212

STATUTORY WARRANTY DEED

Rosemary K. Chaffee and James M. Chaffee,

Grantor(s), hereby convey and warrant to

Benjamin M. Smith and Alexis D. 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:

Lots 11 and 38 in Block 41 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, 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 **\$100,000.00**.

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:

2013-2014 Real Property Taxes a lien not yet due and payable which Grantees above agree to assume and pay in full.

Trust Deed dated October 17, 2006 and recorded October 23, 2006 in Volume 2006-021186, Microfilm Records of Klamath County, Oregon in favor of Rogue Federal Credit Union, as Beneficiary. The above named Grantees **DO NOT** agree to assume or pay said Trust Deed and the Grantors named herein agree to hold the Grantees harmless therefrom.

42 amt

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 day of August, 2013.

X Rosemary K. Chaffee X James M. Chaffee
Rosemary K. Chaffee James M. Chaffee

State of Montana

County of Missoula

This instrument was acknowledged before me on August 28, 2013 by Rosemary K. Chaffee and James M. Chaffee.

Brenda M Meyer
(Notary Public)

My commission expires 2/14/16

