



MT99029-CT

THIS SPACE RESERVED FOR RECORDER'S USE

2013-012375
Klamath County, Oregon
11/04/2013 02:43:13 PM
Fee: \$42.00

After recording return to:

Alfred C Smith III

1615 Oregon Avenue

Klamath Falls, OR 97601

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

Alfred C Smith III

1615 Oregon Avenue

Klamath Falls, OR 97601

Escrow No. MT99029-CT

Title No. 0099029

SWD r.020212

STATUTORY WARRANTY DEED

Jay Treiger and Dorise Treiger, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Alfred C Smith III,

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:

The South 20 feet of Lot 1 and the North 20 feet of Lot 2, Block 1, FAIRVIEW ADDITION NO. 2 in the City of Klamath Falls, 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 **\$51,600.00**.

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:

42.00
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 2nd day of October, 2013.

X Jay Treiger
Jay Treiger

X Dorise Treiger
Dorise Treiger

* State of Oregon
County of JACKSON

This instrument was acknowledged before me on October 2nd, 2013 by Jay Treiger and Dorise Treiger.



Michelina A de Wey
(Notary Public for Oregon)
My commission expires 4/8/17