

After recording return to:

Craig W. and Deborah R. Smith  
12205 West Langell Valley Road  
Bonanza, OR 97623

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

Craig W. and Deborah R. Smith  
12205 West Langell Valley Road  
Bonanza, OR 97623

2014-000430

Klamath County, Oregon



00147408201400004300020027

01/17/2014 09:04:29 AM

Fee: \$47.00

## STATUTORY WARRANTY DEED

Lyle Richard Smith and Craig Walter Smith, as Successor Co-Trustees of the Smith Trust Dated February 7, 1991, Grantor(s), hereby convey and warrant to

Craig W. and Deborah R. Smith, Grantee, all right, title and interest in and to the following real property situated in Sections 2, 9, 10, 11 and 18, all in T40S, R13EWM, Klamath County, Oregon, being more particularly described as follows:

**Parcel 1:**

Parcel 1 of Land Partition 15-13

**Parcel 2:**

NE1/4 NE 1/4 of Section 18

**Parcel 3:**

SE1/4 SW1/4 of Section 9

**Parcel 4:**

A portion of the W1/2 SE1/4, Section 2, Township 40 S., R. 13 E.W.M., more particularly described as follows: Beginning at the quarter section line common to the NW1/4 SE1/4 and the SW1/4 SE1/4, said Section 2; thence South along the westerly quarter section line 130 feet; thence easterly and parallel with the southerly quarter section line to a point 30 feet West of the centerline of the existing roadway; thence northerly and parallel with the centerline of said roadway to the northerly quarter section line between the NW1/4 SE1/4, Section 2, and the SW1/4 NE1/4, said Section 2; thence westerly along said quarter section line to the West quarter section line of the NW1/4 SE1/4, said Section 2; thence South along the West quarter Section line to the place of beginning, containing 28.7 acres, more or less.

**Parcel 5:**

The South one-half of the Southwest Quarter of Section 2, the North one-half of the Northwest Quarter of Section 11, all in Township Forty South, Range 13 East of the Willamette Meridian. Excepting therefrom a tract of land containing one and two-tenths acres, more or less, as described in that certain Deed from R. C. Cowley and wife to the United States of America, dated April 27<sup>th</sup>, 1926, recorded in Book 69, at page 605, of the Deed Records of Klamath County, Oregon, and being a strip of land twenty feet on each side of the Lorella Lateral for Langell Valley Division of Klamath Project; Subject to a certain forty foot right of way for county road purposes as described in that certain Deed from Maybelle Bechtel, a widow, to Klamath County, Oregon dated September 27, 1938, recorded in Book 120, Page 53, of the Deeds Records of Klamath County, Oregon; Also subject to the liens of the Langell Valley Division of the Klamath Irrigation Project; Also subject to the patent reservations and conditions in the patent from the United States of America to George W. Offield, dated February 9, 1898, recorded in Book 12, Page 615, in the Deed Records of Klamath County, Oregon

**Parcel 6:**

SE1/4 NW1/4, Section 11, Township 40 S., R.13 E.W.M., containing 40 acres, more or less.

**Parcel 7:**


The SW1/4 NW1/4 of Section 11, and all of that portion of the SE1/4 NE1/4 of Section 10, lying East of Lost River, more particularly described in that certain deed from David Vinson to Robert C. Cowley recorded in Book 36 at page 554 of Deed Records of Klamath County, Oregon, all of said lands being in Township 40 S. R. 13 E.W.M., EXCEPTING the following described portion thereof: A parcel of land in Sec. 10, Twp. 40 S. R. 13 E.W.M., containing an area of 6.7 acres, more or less, and being all that part of the SE1/4 NE1/4 of said Section 10 lying on the easterly side of the center line of Lost River and within the boundaries of a strip of land of 230 feet in width and lying with 170 feet on the right or easterly side and 60 feet on the left or westerly side of the line described as follows:

Beginning at a point that is on the south boundary of the NE1/4 of said Sec. 10, and is distant therealong North 89°52' W. 537.3 feet from the east quarter corner of said Sec. 10, and running thence North 34°37' W. 534.6 feet; thence northerly on a curve to the left with a radius of 716.2 feet for an arc distance of 76.9 feet; thence North 40°46' W. 393.1 feet; thence northerly on a curve to the right with a radius of 716.2 feet for an arc distance of 404.8 feet; thence North 8°23' W. 138.8 feet to a point that is on the north boundary of the SE1/4 NE1/4 of Sec. 10, and from which the northeast corner of said Sec. 10 bears North 43°37' E. 1871.9 feet, the side line boundaries of said strip of land to be lengthened or shortened as the case may be so as to terminate in the boundaries of the SE1/4 NE1/4 of said Section 10.

BEFORE SINGING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHT, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 242, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 LAWFULL 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true consideration for this conveyance is \$0 (Here comply with the requirements of ORS 93.030).

Dated this 17<sup>th</sup> day of January, 2014

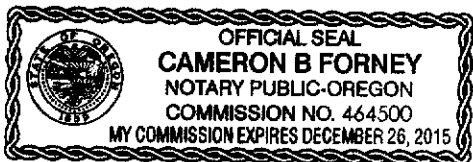
  
Lyle Richard Smith

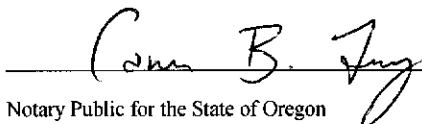
STATE OF OREGON }

COUNTY OF KLAMATH

This instrument was acknowledged before me on January 17<sup>th</sup>, 2014

By Lyle Richard Smith



  
Notary Public for the State of Oregon

My commission expires: December 26, 2015

Dated this 16<sup>th</sup> day of January, 2014

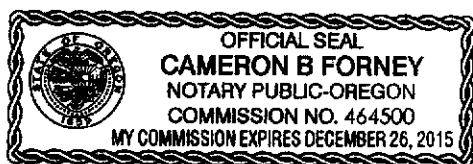
  
Craig Walter Smith

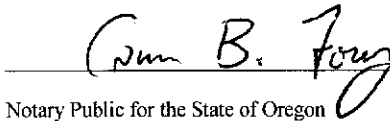
STATE OF OREGON }

COUNTY OF KLAMATH

This instrument was acknowledged before me on January 16<sup>th</sup>, 2014

By Craig Walter Smith



  
Notary Public for the State of Oregon

My commission expires: December 26, 2015