



**2014-005608**

**Klamath County, Oregon**

**05/27/2014 03:31:51 PM**

**Fee: \$52.00**

After recording return to:

Theodore H. Smouse

P.O. Box 14

Crescent, OR 97733

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

Theodore H. Smouse

P.O. Box 14

Crescent, OR 97733

Escrow No. SR152816TI

Title No. 0100626

SWD r.020212

### STATUTORY WARRANTY DEED

**Audrey Nadine Hylton Trustee or the Successor Trustee of the Hylton Family Revocable Living Trust UTD 7/7/05,**

Grantor(s), hereby convey and warrant to

**Theodore H. Smouse and Christine A. Smouse, 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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**Property ID 153149**

**R-2409-030AC-04800-000**

The true and actual consideration for this conveyance is **\$121,000.00**.

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:

Return to:  
The logo for AmeriTitle, featuring a stylized 'A' with a triangle inside, above the word 'AmeriTitle' in a bold, sans-serif font.

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 22 day of May, 2014

OR

Audrey Nadine Hylton Trustees ~~of~~ the Successor Trustee  
of the Hylton Family Revocable Living Trust <sup>UDT</sup> 7/7/05

BY: Audrey Nadine Hylton TTE  
Audrey Nadine Hylton, Trustee

State of Oregon  
County of

On this 22 day of May, 2014, before me Iraj Khosroabadi, a notary public in and for said State, personally appeared Audrey Nadine Hylton being by me first duly sworn, declared that she is the Trustee of the Hylton Family Revocable Living Trust <sup>UDT</sup> 7/7/05 that she signed the foregoing document as the Trustee and that statements therein contained are true. UTD

[Signature]  
Notary Public  
Residing at:

Commission Expires: 12/04/16



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Lots 13 through 20, inclusive, Block 18, CRESCENT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**  
**TOGETHER WITH that portion of vacated Main Street which inured thereto.**  
**ALSO TOGETHER WITH that portion of vacated Graves Street which inured thereto.**  
**SAVING AND EXCPETING any portion conveyed to the State of Oregon for road purposes.**