

187 2256949-ALF



After recording return to:
Jerry Smith and Linda Smith
4875 Sunset Ridge Rd
Klamath Falls, OR 97601

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

Jerry Smith and Linda Smith
4875 Sunset Ridge Rd
Klamath Falls, OR 97601

File No.: 7021-2256949 (ALF)
Date: May 19, 2014

THIS SPACE RESERVED FOR RECORD

2014-006917

Klamath County, Oregon

06/30/2014 04:01:07 PM

Fee: \$47.00

STATUTORY WARRANTY DEED

Douglas J Wickham and Kathleen A Wickham, husband and wife, Grantor, conveys and warrants to **Jerry Smith and Linda Smith as tenants by the entirety**, 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 tract of land situated in the North one half of the Northeast one-quarter of Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point from which the stone marking the one-quarter corner common to Sections 12 and 13 bears North 73°03'15" West, 1125.58 feet, said point of beginning being the point of intersection of the centerline tangents number 13 and number 14 of a 40 foot wide road easement as platted for Minor Land Partition Number 51-85; thence North 47°10'55" East 440.67 feet to a 5/8" iron rod; thence South 46°16'02" East, 236.86 feet to a 5/8" iron rod; thence South 21°07'34" East 380.53 feet to a 5/8" iron rod; thence South 15°24'06" West 94.38 feet to a 5/8" iron rod; thence South 62°48'53" West 441.51 feet to a point on the center line tangent number 12 of said 40 foot wide road; thence along said centerline North 18°40'48" West 399.67 feet to the point of intersection of tangents number 12 and number 13; thence continuing along said centerline North 32°45'00" West 158.47 feet to the point of beginning.

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.

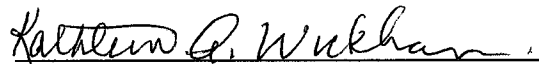
The true consideration for this conveyance is **\$475,000.00**. (Here comply with requirements of ORS 93.030)

F.
52.00

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.

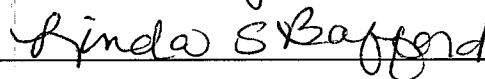
Dated this 16th day of June, 2014.

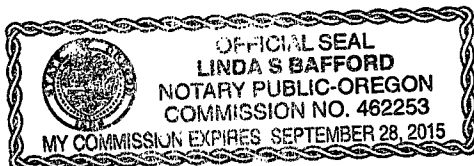

Douglas J Wickham


Kathleen A Wickham

STATE OF Oregon)
)ss.
County of Deschutes)

This instrument was acknowledged before me on this 16th day of June, 2014
by **Douglas J Wickham and Kathleen A Wickham.**


Linda S Bafford



Notary Public for Oregon

My commission expires: 9-28-15