

187 2310773-ALF



After recording return to:  
Sally Smith  
26528 Rocky Point Rd  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Sally Smith  
26528 Rocky Point Rd  
Klamath Falls, OR 97601

File No.: 7021-2310773 (ALF)  
Date: August 28, 2014

2014-009981  
Klamath County, Oregon  
09/26/2014 09:45:44 AM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Carl Sack and Donna Sack, husband and wife**, Grantor, conveys and warrants to **Sally Smith**, 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:

**Lot 193 and Lot 196, THIRD ADDITION SPORTSMAN PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

**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.
2. 2014/2015 Real property taxes; a lien not yet due and payable.

The true consideration for this conveyance is **\$165,000.00**. (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 23<sup>rd</sup> day of September, 2014.

Carl Sack  
Carl Sack

Donna Sack  
Donna Sack

STATE OF Oregon

County of

Jackson

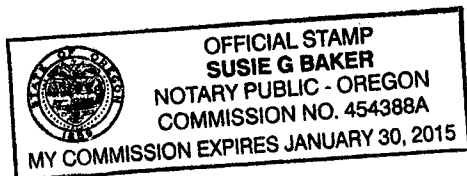
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)ss.

This instrument was acknowledged before me on this

23<sup>rd</sup> day of September, 2014

by **Carl Sack and Donna Sack**.

Susie G Baker



Notary Public for Oregon  
My commission expires:

1/30/15