

1st 2295676-MT



After recording return to:
John C Smith
952 Applewood St
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
John C Smith
952 Applewood St
Klamath Falls, OR 97603

File No.: 7021-2295676 (MT)
Date: August 06, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Donald A Schwanenberg, Trustee, Donald A. Schwanenberg Trust u/a dated April 21, 1999, Grantor, conveys and warrants to **John C Smith and Jill A Deller not as tenants in common, but with rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$112,000.00**. (Here comply with requirements of ORS 93.030)

F.
57.00

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 6th day of Oct., 2014.

Donald A Schwanenberg, Trustee, Donald A.
Schwanenberg Trust u/a dated April 21, 1999

Donald A. Schwanenberg

Donald A. Schwanenberg, Trustee

STATE OF

NV

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)ss.

County of

Clark

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This instrument was acknowledged before me on this 6th day of Oct., 2014
by as of Donald A Schwanenberg, Trustee, Donald A. Schwanenberg Trust u/a dated April 21, 1999, on
behalf of the .

Amanda McElroy notary public



Notary Public for NV

My commission expires: Feb. 28, 2017

APN: R443880

Statutory Warranty Deed
- continued

File No.: 7021-2295676 (MT)

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

The Southerly 51.5 feet of Lot 51 and the Northerly 25.6 feet of Lot 52 in Old Orchard Manor to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.