



2014-010886
Klamath County, Oregon
10/17/2014 09:43:55 AM
Fee: \$52.00

After recording return to:

Erin L. Nelson

P.O. Box 1841

Klamath Falls, OR 97601

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

Erin L. Nelson

P.O. Box 1841

Klamath Falls, OR 97601

Escrow No. MT101584MS

Title No. 0101584

SWD r.020212

STATUTORY WARRANTY DEED

**Richard A. Smith and Carol R. Smith, Trustees of The Living Trust of Richard and Carol Smith,
Dated February 25, 2003,**

Grantor(s), hereby convey and warrant to

Erin L. Nelson and Donna L. Nelson, 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

The true and actual consideration for this conveyance is **\$64,500.00**.

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:

\$52000

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 15th day of Oct, 2014

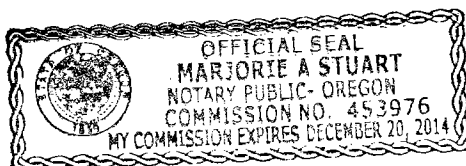
Richard A. Smith and Carol R. Smith, Trustees of the
Living Trust of Richard and Carol Smith, dated February
25, 2003

BY: Richard A. Smith Trustee
Richard A. Smith, Trustee

BY: Carol R. Smith Trustee
Carol R. Smith, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 10/15, 2014 by Richard A. Smith and Carol R. Smith,
Trustees of The Living Trust of Richard and Carol Smith, Dated February 25, 2003.



[Signature]
(Notary Public for Oregon)

My commission expires 12/20/14

EXHIBIT "A"
LEGAL DESCRIPTION

Commencing at a point on the Section line common to Sections 7 and 8, Township 39 South, Range 9 East of the Willamette Meridian, at the intersection with the Southwesterly right of way line of that parcel conveyed to Klamath County by Deed recorded October 21, 1940 in Book 132 at Page 543 of Deed Records of Klamath County, Oregon, said point of commencement being North 00°43' West 1736.2 feet (a record distance) from an iron pipe at the 1/4 corner common to said Sections 7 and 8; thence South 51°19'30" East along the Southwesterly line of said parcel conveyed to Klamath County a distance of 454.56 feet to a 5/8" diameter rebar with plastic cap marked "D. Barrett L.S. 1979", said rebar being the true point of beginning of the herein parcel described; thence South 61°08'27" West a distance of 255.84 feet to a 5/8" rebar and plastic cap marked "R. Bath L.S. 1069" on the East line of that parcel of land conveyed to Marshall B. Carter and Annie Lee Carter, husband and wife, by Deed dated January 3, 1947, recorded February 14, 1947 in Book 202 at Page 231, Deed Records of Klamath County, Oregon; thence South 44°50'30" West a distance of 20.00 feet; thence North 45°09'30" West 96.87 feet, more or less, to the Easterly right of way line of U.S. Highway Number 97; thence Northeasterly along said Easterly right of way 246.47 feet to the Southwesterly right of way line of said parcel conveyed to Klamath County by Deed recorded October 21, 1940 in Book 132 at Page 543; thence South 51°19'30" East along the Southwesterly line of said parcel conveyed to Klamath County 212.90 feet to the point of beginning.