

Western Title & Escrow

Order Number: 94103

AmeriTitle
MTC 102385

2014-013317

Klamath County, Oregon

12/29/2014 10:37:59 AM

Fee: \$47.00

Grantor
Ralph P. Beltz and Kathleen L. Beltz, Trustees of The Ralph P. Beltz and Kathleen L. Beltz Trust dated November 13, 2009 Attn: Ralph P. Beltz Kathleen L. Beltz 7244 Adrian Dr. Rohnert Park, CA 94928
Grantee
Allen M. Smart 95912 Howard Ln Junction City, OR 97448
Until a change is requested, all tax statements shall be sent to the following address:
Allen M. Smart 95912 Howard Ln Junction City, OR 97448

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Ralph P. Beltz and Kathleen L. Beltz, Trustees of The Ralph P. Beltz and Kathleen L. Beltz Trust dated November 13, 2009, Grantors convey and warrant to Allen M. Smart, Grantee the following described real property free of encumbrances except as specifically set forth herein:

Attached Exhibit 'A'

Account: 159875 and 816843

Map & Tax Lot: 2508-00900-04300 and 04400-000

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$34,500.00**. (Here comply with requirements of ORS 93.030.)

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.

Executed this 23 day of December, 2014

Ralph P. Beltz and Kathleen L. Beltz, Trustees of The Ralph P. Beltz and Kathleen L. Beltz Trust dated November 13, 2009

Ralph P. Beltz
By: Ralph P. Beltz
Its Trustee

Kathleen L. Beltz
By: Kathleen L. Beltz
Its Trustee

State of CALIFORNIA, County of SONOMA) ss.

This instrument was acknowledged before me on this 23rd day of December, 2014 by **Ralph P. Beltz**, as Trustee and **Kathleen L. Beltz**, as Trustee of Ralph P. Beltz and Kathleen L. Beltz, Trustees of The Ralph P. Beltz and Kathleen L. Beltz Trust dated November 13, 2009

Toni M. Labra
Notary Public for the State of CALIFORNIA
My commission expires: DEC. 12, 2016



4700

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

The E1/2 S1/2 SW1/4 NE1/4 SE1/4 of Section 9, Township 25 South, Range 8 East, Willamette Meridian, Klamath County, Oregon.

Parcel 2:

The W1/2 S1/2 SW1/4 NE1/4 SE1/4 of Section 9, Township 25 South, Range 8 East, Willamette Meridian, Klamath County, Oregon.