

1st 2409288-LW

2015-002519
Klamath County, Oregon
03/23/2015 11:12:57 AM
Fee: \$52.00



After recording return to:
Rodney Neterer and Christine Neterer
191 W. Mattle Road
Ketchikan, AK 99901

Until a change is requested all tax
statements shall be sent to the
following address:
Rodney Neterer and Christine Neterer
191 W. Mattle Road
Ketchikan, AK 99901

File No.: 7021-2409288 (LW)
Date: March 16, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Robert Lee Smith and Loretta Ruth Smith, husband and wife with full rights of survivorship, Grantor, conveys and warrants to **Rodney Neterer and Christine Neterer, husband and wife as Tenants by the Entirety**, 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.

The true consideration for this conveyance is **\$40,000.00**. (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 20 day of March, 2015.


Robert Lee Smith


Loretta Ruth Smith

STATE OF

County of

California
San Bernardino ss.

This instrument was acknowledged before me on this 20th day of March, 2015
by Robert Lee Smith and Loretta Ruth Smith.




Notary Public for
My commission expires:

March 16,
2016

EXHIBIT A

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

A tract of land situated in the NE1/4 of the SW1/4 of Section 29, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said NE1/4 of the SW1/4, said point being South 89° 58' 36" East 1319.48 feet and South 00° 17' 46" West 511.68 feet from the West 1/4 corner of said Section 29; thence South 00° 17' 46" West along the West line of said NE1/4 of the SW1/4 313.63 feet; thence North 73° 20' 20" East 1232.38 feet; thence North 16° 39' 40" West 300.00 feet; thence South 73° 20' 20" West 1140.91 feet to the point of beginning.