



2015-003476
Klamath County, Oregon
04/15/2015 09:44:06 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Patrick Perez and Lisa Perez and
Chancey Koon and Amanda Koon

6407 Harlan Drive

Klamath Falls, OR 97603

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

Patrick Perez and Lisa Perez and
Chancey Koon and Amanda Koon

6407 Harlan Drive

Klamath Falls, OR 97603

File No. 42610AM

STATUTORY WARRANTY DEED

R. Keith Smith and Deborah Ann Smith, as Tenants by the Entirety

Grantor(s), hereby convey and warrant to

Patrick Perez and Lisa Perez, as Tenants by the Entirety, as to Parcel 1; and Chancey Koon and Amanda Koon, as Tenants by the Entirety, as to Parcel 2,

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:

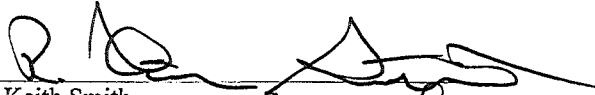
Parcels 1 and 2, Land Partition 59-05, replat of Parcel 1 of Land Partition 56-93, situated in the W1/2 SW1/4 of Section 14, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$120,000.00**.

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:

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 13 day of April, 2015



R Keith Smith


Deborah Ann Smith

State of Arizona } ss
County of Maricopa }

On this 13th day of April, 2015, before me, Bryan Quiroz ^(BQ) ~~R. Keith Smith and Deborah Ann Smith~~ Notary Public in and for said state, personally appeared R. Keith Smith and Deborah Ann Smith, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Arizona
Residing at: Peoria, Arizona
Commission Expires: 7/28/17

