2015-004730

Klamath County, Oregon

05/11/2015 02:52:24 PM

Fee: \$47.00

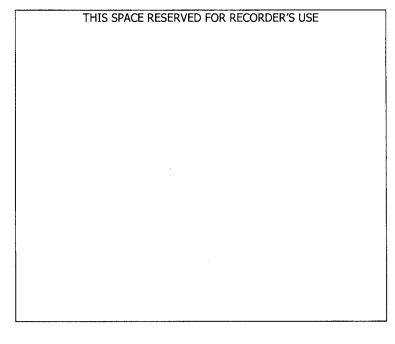




After recording return to: Smith Declaration of Trust PO Box JQ Klamath Falls, OR 97602

Until a change is requested all tax statements shall be sent to the following address: Smith Declaration of Trust PO Box JQ Klamath Falls, OR 97602

File No.: 7021-2426333 (MT) Date: April 08, 2015



## STATUTORY WARRANTY DEED

Paul A. Barker and Anselma O. Barker as tenants by the entirety, Grantor, conveys and warrants to CHARLES W. SMITH and TOMOKO K. SMITH, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE CHARLES W. SMITH AND TOMOKO K. SMITH DECLARATION OF TRUST DATED SEPTEMBER 12, 1995, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

Lot 4 in Block 11, FIRST ADDITION 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

## 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 \$50,000.00. (Here comply with requirements of ORS 93.030)



MY COMMISSION EXPIRES NOVEMBER 17, 2017

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 th	nis <u>S</u> day of <u>M</u>	20 <u>16</u> .	
Paul A. Ba	LA Ben irker	<u>Anselma O Borker</u> Anselma O. Barker	
STATE OF	Oregon	) )ss.	
County of	Klamath	) outh a man	
This instrument was acknowledged before me on this day of			
MELI NOTAR	FFICIAL STAMP  I ANN TRUJILLO  IY PUBLIC-OREGON  SSION NO. 921913	Meli Arin Trujillo  Notary Public for Oregon  My commission expires: 11-17-2017	>