

1st 2455100-MT



After recording return to:  
Kenneth Boehnen  
1015 Aoloo Place, #223  
Kailua, HI 96734

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Kenneth Boehnen  
1015 Aoloo Place, #223  
Kailua, HI 96734

File No.: 7021-2455100 (MT)  
Date: May 21, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**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,** Grantor, conveys and warrants to **Kenneth Boehnen and Jerry Boehnen as tenants in common**, 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)

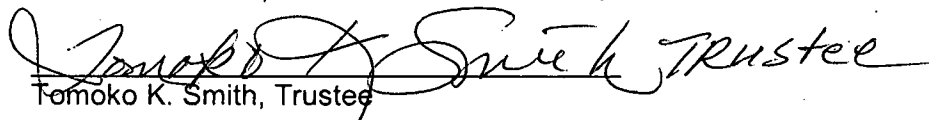
F.  
57.00

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 11 day of June, 2015

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

  
Charles W. Smith, Trustee

  
Tomoko K. Smith, Trustee

APN: R410022

Statutory Warranty Deed  
- continued

File No.: 7021-2455100 (MT)

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 1<sup>st</sup> day of June, 2015  
by as of 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, on behalf of the



*Meli Ann Trujillo*

Notary Public for Oregon

My commission expires: 11-17-2017