



After recording return to:  
Jill D Pelletier and Kevin C Pelletier,  
Sr  
3801 Greensprings Dr  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Jill D Pelletier and Kevin C Pelletier, Sr  
3801 Greensprings Dr  
Klamath Falls, OR 97601

File No.: 7021-2513562 (ALF)  
Date: August 25, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Lane A Smith, III and Marquita V Smith as tenants by the entirety**, Grantor, conveys and warrants to **Jill D Pelletier and Kevin C Pelletier, Sr as tenants by the entirety**, 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:

**All that portion of the NW 1/4 SE 1/4 of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying between the Northerly line of the right of way of the Green Springs Highway Oregon No. 66 (sometimes known as Ashland - Klamath Falls Highway) and the Southerly line of the County road (being an extension of Balsam Drive).**

**EXCEPTING THEREFROM the following described portion:**

**Beginning at an iron pin on the North South quarter line of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, which lies South a distance of 191 feet along the North South quarter line of Section 7 from the iron axle which marks the center of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, and running thence South 11°57' East a distance of 144.0 feet, more or less, to the Northerly line of the Green Springs Highway Oregon No. 66; thence South 78°03' West along the Northerly right of way line of said Highway to its intersection with the North South quarter line of said Section 7; thence North along the North South quarter section line of said Section 7 a distance of 146.8 feet, more or less, to the point of beginning.**

APN: R535344

Statutory Warranty Deed  
- continued

File No.: 7021-2513562 (ALF)

**AND EXCEPTING THEREFROM that portion thereof conveyed to the State of Oregon by and through its State Highway Commission by Warranty Deed dated October 12, 1967, recorded October 17, 1967 in Volume M67, page 8049, Microfilm Records 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 **\$122,600.00**. (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.

Dated this 13<sup>th</sup> day of October, 2015.

Lane A. Smith III  
Lane A Smith III

Marquita V Smith  
Marquita V Smith

STATE OF Virginia )  
County of Frederick ) ss.

This instrument was acknowledged before me on this 13 day of October, 2015  
by **Lane A Smith, III and Marquita V Smith.**

Ch L  
Notary Public for Winchester, Virginia  
My commission expires: May 31, 2018

