



2015-012229
Klamath County, Oregon
11/09/2015 09:29:26 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Lyle R. Smith and Bonnie J. Smith
6615 Harpold Rd.
Klamath Falls, OR 97603

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

Lyle R. Smith and Bonnie J. Smith
6615 Harpold Rd.
Klamath Falls, OR 97603
File No. 75816AM

STATUTORY WARRANTY DEED

Patrick J. McNeal, Trustee of the Patrick J. McNeal Living Trust dated December 8, 2003, as amended,

Grantor(s), hereby convey and warrant to

Lyle R. Smith and Bonnie J. Smith, as Tenants by the Entirety,

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:

Unit 26 of TRACT 1399, THE HARBOR ISLES GOLF COURSE CONDOMINIUM, STAGE 15, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH the general and limited common elements pertaining thereto as provided in the Supplemental Declaration submitting Stage 15 of Harbor Isles Golf Course Condominium to Condominium Ownership, recorded November 14, 2002 in volume M02, at Page 66076 Microfilm Records of Klamath County, Oregon. The land included within such property is described in Exhibit A to the Supplemental Declaration and such description is incorporated by this reference.

The true and actual consideration for this conveyance is **\$185,500.00.**

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 4th day of Nov, 2015

Patrick J. McNeal Living Trust dated December 8, 2003

By: Patrick J. McNeal, Trustee
Patrick J. McNeal, Trustee

State of Oregon } ss
County of Klamath }

On this 4th day of November, 2015, before me, Heather Anne Sciurba, a Notary Public in and for said state, personally appeared Patrick J. McNeal, as Trustee of the Patrick J. McNeal Living Trust dated December 8, 2003, 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.

Heather Anne Sciurba

Notary Public for the State of Oregon

Residing at: Klamath County, OR

Commission Expires: Jan 9 2018

