



**2015-013145**  
**Klamath County, Oregon**  
12/04/2015 03:42:19 PM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Randy L. Shaw and Carolyn J. Shaw

12952 Crystal Springs Rd.

Klamath Falls, OR 97601

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

Randy L. Shaw and Carolyn J. Shaw

12952 Crystal Springs Rd.

Klamath Falls, OR 97601

File No. 70664AM

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### STATUTORY WARRANTY DEED

**SMART Associates, LLC,**

Grantor(s), hereby convey and warrant to

**Randy L. Shaw and Carolyn J. Shaw, 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:

**PARCEL 1:**

**The SW1/4 of the SE1/4 of the NE1/4 of Section 2, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.**

**PARCEL 2:**

**The SE1/4 of the SE1/4 of the NE1/4 of Section 2, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.**

**PARCEL 3:**

**The E1/2 of the N1/2 of the NE1/4 of the SE1/4 of Section 2, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.**

**PARCEL 4:**

**The W1/2 of the S1/2 of the NW1/4 of the SE1/4 of Section 2, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.**

**Parcel 5:**

**The W 1/2 SW 1/4 SE 1/4 of Section 20, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon**

The true and actual consideration for this conveyance is **\$0.00.**

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 1 day of Dec, 15.

SMART Associates LLC

By: [Signature]  
Rainie A. Gilford, Member

State of Georgia } ss  
County of Fulton }

On this 1 day of November, 2015, before me, Jared Burke a Notary Public in and for said state, personally appeared Rainie A. Gilford, Member of SMART Associates, LLC, 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.

Jared Burke  
Notary Public for the State of Georgia  
Residing at: 10945 State Bridge Rd  
Commission Expires: July-30-2019

