



1396-11633

After recording return to:

PAUL M. GRABKE

2420 MONTELIUS

KLAMATH FALLS, OR 97601

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

PAUL M. GRABKE

2420 MONTELIUS

KLAMATH FALLS, OR 97601

Escrow No. MT92304-LW

Title No. 0092304

SWD r.042611

2015-013908

Klamath County, Oregon

12/30/2015 09:12:41 AM

Fee: \$52.00

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**STATUTORY WARRANTY DEED**

**RICHARD W. SMITH and BARBARA SUZANNE G. SMITH, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**PAUL M. GRABKE and MELANIE J. GRABKE, 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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

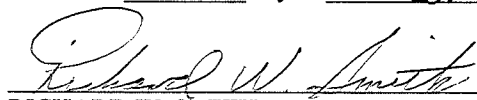
The true and actual consideration for this conveyance is **\$110,000.00**.

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:

AMERITITLE, has recorded this  
instrument by request as an accommodation only,  
and has not examined it for regularity and sufficiency  
or as to its effect upon the title to any real property  
that may be described therein.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 7 day of December, 2011.

  
RICHARD W. SMITH

  
BARBARA SUZANNE G. SMITH

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on December 7, 2011 by RICHARD W. SMITH and BARBARA SUZANNE G. SMITH.

  
(Notary Public for Oregon)

My commission expires 11/20/2015



EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1:

A tract of land situated in the SE1/4 SE1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southerly line of said Section 19, said point being on the Westerly line of Montelius Street and being South 89°38' West a distance of 10.0 feet from the iron axle marking the Southeast corner of said Section 19; thence Northerly along the Westerly line of Montelius Street a distance of 310.04 feet to an iron pin; thence West at right angles to the East line of said Section 19 a distance of 278.53 feet to an iron pin; thence South parallel with the East line of said Section 19 a distance of 311.8 feet to the Southerly line of said Section 19; thence North 89°38' East along the Southerly line of said Section 19 a distance of 283.53 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM a tract of land situated in the SE1/4 SE1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2" iron pin on the Westerly right of way line of Montelius Street from which the Southeast corner of said Section 19 bears South 00°55'30" East 310.04 feet and North 89°51'18" East 10.00 feet; thence South 00°55'30" East along said right of way line 36.84 feet; thence West 251.77 feet; thence South 273.81 feet to a point on the South line of said Section 19; thence South 89°51'18" West along the said South line 27.35 feet; thence North 310.72 feet; thence East 278.53 feet to the point of beginning.

PARCEL 2:

A Tract of land being in a portion of vacated Block 34 and vacated Thrall Street of "Buena Vista Addition", situated in the NE1/4 NE1/4 of Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Beginning at the Northeast corner of said Section 30 (also being the Northeast corner of vacated Block 34); thence South 00°13'18" West along the East line of said vacated Block 34, 42.47 feet; thence South 81°10'47" West 127.11 feet; thence South 72°21'32" West 105.55 feet; thence South 86°11'21" West 32.68 feet; thence North 04°19'21" West 95.72 feet to the North line of said Section 30; thence Northeast 89°51'18" East 266.18 East to the point of beginning.

The true and actual consideration for this conveyance is .

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: