



2016-002801
Klamath County, Oregon
03/16/2016 10:08:19 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Ryan J Smith and Kelly K Smith

4536 Coopers Hawk Rd.

Klamath Falls, OR 97601

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

Ryan J Smith and Kelly K Smith

Same as Above

File No. 92709AM

STATUTORY WARRANTY DEED

Dan J. and Judie A. Miles, Co-Trustees of the Dan and Judie Miles 2007 Trust uad June 12, 2007,

Grantor(s), hereby convey and warrant to

Ryan J. Smith and Kelly K. 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:

Lot 786, RUNNING Y RESORT - PHASE 10 - TRACT 1394, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$406,000.00**.

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:

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 14th day of March 2016

The Dan and Judie Miles 2007 Trust UAD June 12, 2007

By: Dan J. Miles Trustee
Dan J. Miles, Trustee

Judie A. Miles Trustee
Judie A. Miles, Trustee

State of Oregon } ss
County of Clatsop }

On this 14th day of March, 2016, before me, Heather Anne Sciurba a Notary Public in and for said state, personally appeared Dan J. Miles and Judie A. Miles, Co-Trustees of the Dan and Judie Miles 2007 Trust UAD dated June 12, 2007, 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: Clatsop Falls, OR
Commission Expires: Jan 9 2018

