



00185601201600042490020020

04/27/2016 09:41:33 AM

Fee: \$47.00

**WARRANTY DEED**

By this instrument,

James E. Smith and Dottie S. Smith, married of  
3505 Bisbee St. Klamath Falls, OR 97603,

(collectively known as the "Grantor")

conveys and specially warrants to:

Rob Banks, and Toni A. Banks, not married of  
3415 Crest St. #4 Klamath Falls, OR 97603,

(collectively known as the "Grantee")

all right, title and interest in and to the following  
described real properties situated in Klamath  
County, Oregon:

Reserved for Deed Records Use

Parcels 1 and 2 of Land Partition 41-97 being Lot 6, Block 8 of Altamont Acres, situated in the SW ¼ NE  
¼ of section 10, Township 39 South, Range 9 East, of the Willamette Meridian, Klamath County,  
Oregon.

Tax liabilities transfer to the Grantee, send invoices to:

Rob Banks  
3415 Crest St #4  
Klamath Falls, OR 97603

Except for the following encumbrances:

1. The Grantor warrants that at the time of the delivery of the deed the Grantor is seized of the estate in the property which the Grantor purports to convey, that the Grantor has good right to convey the same and that the property is free from encumbrances except as specifically set forth on this deed.
2. The Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

The true consideration for this conveyance is \$50,000.00, the receipt and sufficiency of which is hereby  
acknowledged. *TK*

Dated this 26 day of April, 2016.**GRANTORS**

*James E. Smith*  
James E. Smith

*Dottie S. Smith*  
Dottie S. Smith

**GRANTEES**

*Rob Banks*  
Rob Banks

*Toni A. Banks*  
Toni A. Banks

## Grantor Acknowledgment

STATE OF OREGON

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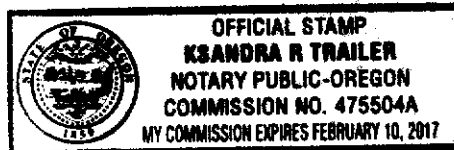
)ss.

County of Klamath

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Acknowledged before me, Ksandra Trailer, a Notary Public, this 26<sup>th</sup> day of April, 2016 by James E. Smith and Dottie S. Smith, known to me (or proven on the basis of satisfactory evidence) to be the Grantor, who has acknowledged the said instrument to be the Grantor's voluntary and lawful act and deed.

Ksandra Trailer  
Notary Public for State of Oregon  
County of Klamath  
My commission expires: 2-10-17



## Grantee Acknowledgment

STATE OF OREGON

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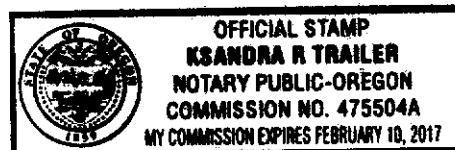
)ss.

County of Klamath

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Acknowledged before me, Ksandra Trailer, a Notary Public, this 26<sup>th</sup> day of April, 2016 by Rob Banks, and Toni A. Banks, known to me (or proven on the basis of satisfactory evidence) to be the Grantee, who has acknowledged the said instrument to be the Grantee's voluntary and lawful act and deed.

Ksandra Trailer  
Notary Public for State of Oregon  
County of Klamath  
My commission expires: 2-10-17



THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

After recording return to:

Rob Banks  
3415 Crest St. #4 Klamath Falls, OR 97603