

2016-010720

Klamath County, Oregon

BLBL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00193445201600107200020026

10/10/2016 01:37:45 PM

Fee: \$47.00

Returned at Counter

Marie Kliever
5610 Leland Dr
Klamath Falls, OR 97603
Grantor's Name and Address

Patrick N. or Maxine Smith
5616 Leland Dr
Klamath Falls, OR 97603
Grantee's Name and Address

SPACE RESERVED
FOR
RECORDER'S USE

After recording, return to (Name and Address):

Patrick or Maxine Smith
5616 Leland Dr
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name and Address):

Patrick or Maxine Smith
5616 Leland Dr
Klamath Falls, OR 97603

WARRANTY DEED - STATUTORY FORM

Marie Kliever

_____, Grantor,
conveys and warrants to Patrick N Smith or Maxine M Smith
husband & wife with rights of survivorship _____, Grantee,

the following described real property free of encumbrances, except as specifically set forth herein, situated in
County, Oregon: A portion of Lot 5, Block 2, Subdivision of Tract 2 B and 3,
Homedale, in the County of Klamath, State of Oregon, more particularly
described as follows: see reverse side →

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The property is free from encumbrances, except (if none, so state):

none

The true consideration for this conveyance is \$ 86,000 (Here, comply with the requirements of ORS 93.030.)

DATED October 10, 2016 _____; any signature on behalf of a business or other entity is made with the
authority of that entity.

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 DETER-
MINE 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.

STATE OF OREGON, County of Klamath _____) ss.

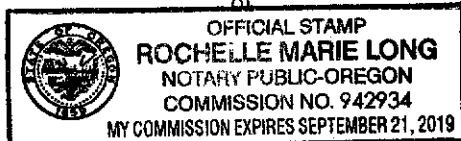
This instrument was acknowledged before me on October 10, 2016
by Marie Kliever

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Rochelle Marie Long
Notary Public for Oregon
My commission expires September 21, 2019

Cont from other side:

Beginning at the Northeast corner of Lot 5; thence
Northwesterly along the North line parcelled with
Leland Drive a distance of 88.52 feet; thence South
 $06^{\circ} 50' 02''$ West 294.57 feet, more or less to a
point on the South line of Lot 5; thence Southeasterly
77.54 feet to a point on the East line of Lot 5, thence
North $09^{\circ} 26' 00''$ East 294.97 feet more or less to the
point of beginning R-3909-11A-8500