

AMERITITLE
MTC 1396-11797

2016-013752

Klamath County, Oregon

12/27/2016 12:00:00 PM

Fee: \$47.00

After recording return to:

Duane Smith

4200 Timberline Dr

Carson City, NV 89703

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

Duane Smith

4200 Timberline Dr

Carson City, NV 89703

STATUTORY WARRANTY DEED

EAST CASCADE PROPERTIES INC

dba DUANE SMITH, LTD

Grantor(s), hereby convey and warrant to

DKSMITH PROPERTIES LLC

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:

Lots 2, 3, 4, 5, 6, and 7 in Block 22 of HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the following:

Beginning at the Northeast corner of Lot 2, Block 22, HILLSIDE ADDITION to the City of Klamath Falls; thence Southerly along the line common to Lots 1 and 2, 63.03 feet to a line 60 feet distant Westerly and parallel to the Westerly Right of Way line of the Southern Pacific Railroad; thence Northwesterly along said line, 93.02 feet to the Northerly line of Lot 2; thence Easterly along said line 41.94 feet to the point of beginning.

ALSO EXCEPTING:

Beginning at the Northeast corner of Lot 6, Block 22, HILLSIDE ADDITION to the City of Klamath Falls; thence Southerly along the line common to Lots 6 and 7, 20.07 feet to a line 60 feet distant Westerly and parallel to the Westerly Right of Way line of the Southern Pacific Railroad; thence Northwesterly along said line, 22.49 feet to the Northerly line of Lot 6; thence Easterly along the Northerly line of Lot 6, 10.14 feet to the point of beginning.

AND ALSO EXCEPTING:

Beginning at the Northeast corner of Lot 7, Block 22, HILLSIDE ADDITION to the City of Klamath Falls; thence Southerly along the line common to Lots 7 and 8, 119.05 feet to a line 60 feet distant Westerly and parallel to the Westerly Right of Way line of the Southern Pacific Railroad; thence Northwesterly along said line, 110.89 feet to the line common to Lots 6 and 7; thence Northerly along the Westerly line of Lot 7, 20.07 feet to the Northwest corner of Lot 7; thence Easterly along the Northerly line of Lot 7, 50.0 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$1.00**.

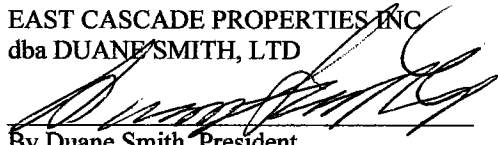
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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, 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 16 day of DEC, 2016.

EAST CASCADE PROPERTIES INC
dba DUANE SMITH, LTD


By Duane Smith, President

State of Nevada

County of Carson City

This instrument was acknowledged before me on December 16, 2016 by *Duane Smith *


(Notary Public for Nevada)

My commission expires April 26, 2020

