

2016-013769

Klamath County, Oregon



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RECORDING REQUESTED BY
DocStar Services, LLC.

12/27/2016 01:07:36 PM

Fee: \$47.00

WHEN RECORDED MAIL TO

NAME Phillip Jason Smith III
ADDRESS Serena Noel Smith
CITY 4212 236th Street SW Apt. U-304
STATE & ZIP Mountlake Terrace, WA 98043

WARRANTY DEED

TITLE ORDER NO. 13278-CJC

ESCROW NO. N/A

Parcel NO. R237390

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

"DOCUMENTARY TRANSFER TAX is \$ **0.00, No Sale, Gift**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Cheryl Claassen-Snyder, Sole Trustee, or her Successors in Trust, under The Cheryl Claassen-Snyder Living Trust, Dated April 15, 2002, and any Amendments thereto, **the GRANTOR**

hereby CONVEY(s) and GRANT(s) to

Phillip Jason Smith III and Serena Noel Smith, Husband and Wife as Joint Tenants, **the GRANTEE, whose address is 4212 236th Street SW Apt. U-304, Mountlake Terrace, WA 98043**

the following described real property in the County of Klamath, State of Oregon:

Lot 49 of Block 29 in Oregon Shores Subdivision – Unit 2, Tract No. 1113, as shown on the Map filed on December 9, 1977 in Volume 21, Page 20 of Maps, in the office of the county recorder of said County.

Tax Reference No. R-3507-017CB-05100-000

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has a good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that the Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, though, or under Grantor, provided that the foregoing covenants are limited in extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature and amount of such liability and obligations. The said property is free from encumbrances except easements, conditions, restrictions, encumbrances of record, and liens of record.

SUBJECT TO: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, right of way and easements of record.

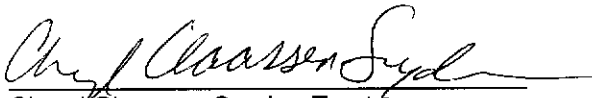
Notary Acknowledgment(s) to follow on next page

Mail Tax Statements to: Phillip Jason Smith II and Serena Noel Smith
4212 236th Street. SW Apt U-304
Mountlake Terrace, WA 98043

Dated December 14, 2016

"Grantor(s)"

**The Cheryl Claassen-Snyder Living Trust,
Dated April 15, 2002, and any Amendments thereto**


Cheryl Claassen-Snyder, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

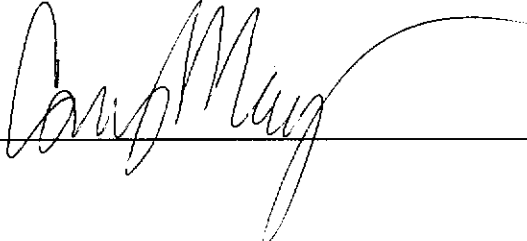
State of California }

County of San Diego }

On 12/16/16 before me, Cory Mahoney, Notary Public,
personally appeared, Cheryl Claassen-Snyder who proved to me
on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within
instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized
capacity~~(ies)~~, and that by ~~his~~/her/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf
of which the person~~(s)~~ acted, executed the instrument.

**I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.**

WITNESS my hand and official seal.

Signature  (Seal)



Mail Tax Statements to: Phillip Jason Smith II and Serena Noel Smith
4212 236th Street. SW Apt U-304
Mountlake Terrace, WA 98043