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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 236<sup>th</sup> 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 236<sup>th</sup> 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.

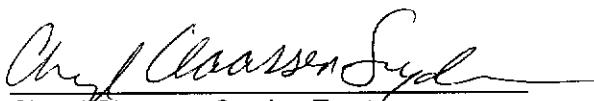
**SUBJECT TO: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, right of way and easements of record.**

Notary Acknowledgment(s) to follow on next page

Mail Tax Statements to: Phillip Jason Smith II and Serena Noel Smith  
 4212 236<sup>th</sup> 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**

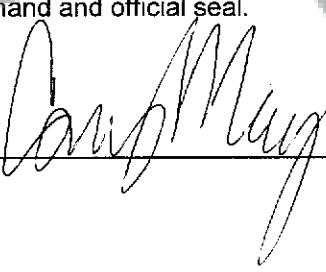
  
Cheryl Claassen-Snyder, Trustee

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 236<sup>th</sup> Street, SW Apt U-304  
Mountlake Terrace, WA 98043