



2016-013913

Klamath County, Oregon

12/30/2016 11:30:01 AM

Fee: \$47.00

THIS SPACE RESER

After recording return to:

William S. Smith and Margaret G. Smith, Trustees

P. O. Box 1688

Colfax, CA 95713

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

William S. Smith and Margaret G. Smith, Trustees

P. O. Box 1688

Colfax, CA 95713

File No. 145228AM

STATUTORY WARRANTY DEED

Christopher John Little,

Grantor(s), hereby convey and warrant to

William S. Smith and Margaret G. Smith, Trustees of The Smith Family Trust dated 1-26-96,

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:

A piece or parcel of land situated in the N1/2 SE1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the centerline of a 60 foot roadway from which the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and as marked on the ground by an iron pin driven therein, bears South 89°44-1/2' West along said roadway centerline 1353.8 feet to a point in the West boundary of said Section 11 and North 0° 13-1/2' West 1662.5 feet to said section corner and thence South 0°01' East 331.5 feet to a point in the Southerly boundary of said N1/2 of the SE1/4 of the NW1/4 of Section 11; thence North 89°42' East along said boundary line 65.7 feet; thence North 0°01' West 331.45 feet, more or less, to an intersection with the centerline of the above mentioned roadway; thence South 89° 44-1/2' West along the said roadway centerline 65.7 feet, more or less, to said point of beginning.

The true and actual consideration for this conveyance PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

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:

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 29th day of Dec., 2016.

Christopher John Little
Christopher John Little

State of OR } ss
County of Klamath }

On this 29th day of Dec., 2016, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Christopher John Little, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Debbie Sinnock
Notary Public for the State of OR
Residing at: Klamath Co
Commission Expires: 9-8-17

