

2017-002434

Klamath County, Oregon

03/07/2017 02:55:01 PM

Fee: \$52.00

AmeriTitle 154934AM

After recording return to:
First National Acceptance Company
Post Closing Department
P.O. Box 980
East Lansing, MI 48826

Until a change is requested all tax
statements shall be sent to:
First National Acceptance Company
P.O. Box 980
East Lansing, MI 48826

File No: 339539

Date: March 7, 2017

Warranty Deed

Bill F. Smith, Jr. and Jennifer L. Smith, husband and wife, Grantors
whose address is PO Box 873, Medford, OR 97501
Convey(s) and warrant(s) to First National Acceptance Company, a Michigan Corporation, Grantee,
whose address is P.O. Box 980, East Lansing, MI 48826

The following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real Property situated in the County of Klamath and State of Oregon:

SEE ATTACHED LEGAL DESCRIPTION

Also Known as: 17609 Highway 39, Klamath Falls, OR 97603.

Subject to:

1. Covenants, conditions, restrictions and/or easement, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or.

The true consideration for this conveyance is \$155,293.00.

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 OF CHAPTER 424, OREGON LAWS 2007. 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 OF 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 915.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007

Dated this 7 day of March, 2017.

Signed by:

Bill F. Smith, Jr.
*Bill F. Smith, Jr.
Jennifer L. Smith
*Jennifer L. Smith

STATE OF OREGON)

COUNTY OF Jackson)ss.

On this 7 day of March, 2017 before me, a Notary Public, personally appeared Bill F. Smith, Jr. and Jennifer L. Smith, husband and wife, known to me to be the person described in the foregoing instrument, and acknowledged that he/she executed the same in the capacity therein stated and for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.



Lori Smith
Notary Public Jackson County
My Commission Expires: 9/21/19

Drafted By:
Shellie Clark
First National Acceptance Company
P.O. Box 980
East Lansing, MI 48826
339539

EXHIBIT "A"

154934AM

A parcel of land situated in the SW1/4 of Section 21, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point, on the West line of said Section 21, from which an aluminum survey cap marking the section corner common to Sections 20, 21, 28, and 29, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon bears South 0° 15' 47" East 1005.37 feet; thence along the centerline of a 20 foot wide road easement the following courses and distances: 1) North 82° 24' 23" East 161.50 feet; 2) North 55° 04' 31" East 501.99 feet; 3) North 49° 46' 20" East 108.36 feet; 4) North 38° 36' 01" East 66.71 feet; 5) North 40° 46' 40" West 32.49 feet to a point on the centerline of the U.S.B.R. No. 5 Drain; thence leaving said easement centerline and continuing along said No. 5 Drain the following courses and distances: 1) North 53° 44' 39" East 44.23 feet; 2) North 86° 20' 21" East 426.98 feet; 3) North 32° 05' 57" East 46.23 feet; 4) North 01° 16' 58" East 154.64 feet; 5) North 37° 38' 55" West 325.72 feet; 6) North 11° 06' 48" East 250.00 feet; 7) North 25° 36' 48" East 160.00 feet; 8) North 12° 53' 12" West 130 feet, more or less to the confluence of Lost River; thence upstream along the right bank of said Lot River to a point on the West line of said Section 21; thence along said West line of Section 21 South 0° 15' 47" East 1620 feet, more or less, to the point of beginning.

SAVE AND EXCEPT that portion lying within the U.S.B.R. No. 5 Drain,

TOGETHER WITH a non-exclusive 30 foot wide road easement, for ingress and egress over and across the following described centerline; beginning at the intersection of the Northeasterly right-of-way line of State Highway No. 39 (Merrill Highway) and the West line of said Section 28; thence Northerly along said West line of Section 28 to an aluminum survey cap marking the section corner common to said Sections 20, 21, 28, and 29; thence along the East line of said Section 20, North 0° 15' 47" West 1005.37 feet to a point on the centerline of a 20 foot wide road easement, said point being the Southwest corner of Parcel No. 3 of Minor Land Partition No. 34-82; thence along said 20 foot wide road easement centerline North 82° 24' 23" East 161.50 feet; thence continuing along said centerline North 55° 04' 31" East 20.01 feet to a common point of the above described Parcel No. 2 of Minor Land Partition No. 34-82.