



2017-003829

Klamath County, Oregon

04/12/2017 12:03:00 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDERS USE

After recording return to:

Keith A. Smith and Sharon J. Smith

Po. Box 243

Bonanza, OR 97623

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

Keith A. Smith and Sharon J. Smith

Po. Box 243

Bonanza, OR 97623

File No. 150454AM

### STATUTORY WARRANTY DEED

**Peter J. Fortune,**

Grantor(s), hereby convey and warrant to

**Keith A. Smith and Sharon J. Smith, as Tenants by the Entirety**

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 tract of land situated in the E1/2 of the NW1/4 of Section 29, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:**

**Beginning at a point on the West line of the said E1/2 of the NW1/4 said point being South 89° 58' 36" East 1,319.48 feet and North 00° 17' 46" East 594.09 feet from the West 1/4 corner of said Section 29; thence North 00° 17' 46" East along the West line of the said E1/2 of the NW1/4 993.05 feet; thence South 89° 42' 14" East 60.00 feet; thence South 35 ° 21' 30" East 486.98 feet; thence South 54° 16' 48" East 220.90 feet; thence South 48° 26' 22" West 703.35 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$205,000.00.

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:

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 11 day of April, 2017.

Peter J. Fortune  
Peter J. Fortune

State of Oregon ss  
County of Clatsop

On this 11 day of April, 2017, before me, Kristen C. Wells a Notary Public in and for said state, personally appeared Peter J. Fortune, 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.

Kristen C. Wells  
Notary Public for the State of Oregon  
Residing at: Suburban  
Commission Expires: 06-02-2020

