

2017-004527

Klamath County, Oregon

05/01/2017 02:17:00 PM

Fee: \$47.00



After recording return to:
Tyler C. Smith
2256 NW Maple Ct
Redmond, OR 97756

Until a change is requested all tax
statements shall be sent to the
following address:
Tyler C. Smith
2256 NW Maple Ct
Redmond, OR 97756

File No.: 7064-2830301 (BC)
Date: March 14, 2017

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Judith Rae May, Trustee of the May Family Revocable Living Trust, dated February 9, 2011,
Grantor, conveys and warrants to **Tyler C. Smith, as to an undivided 50% interest and Rick B.**
Smith and Patricia H. Smith, Trustees of the Smith Trust, dated November 12, 1998, as to an
undivided 50% interest, Grantee, the following described real property free of liens and
encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 25 Block 1 of WAGON TRAIL ACREAGES NO. 1 THIRD ADDITION - TRACT NO. 1136 -
according to the official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon.

Subject to:

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

The true consideration for this conveyance is **\$425,000.00**. (Here comply with requirements of ORS 93.030)

After recording return to:
First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97702

APN:

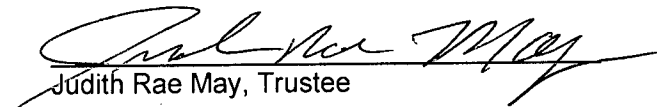
Statutory Warranty Deed
- continued

File No.: 7064-2830301 (BC)

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 28 day of April, 2017.

Judith Rae May, Trustee of the May Family
Revocable Living Trust


Judith Rae May, Trustee

STATE OF Oregon)
)ss.
County of Deschutes)

This instrument was acknowledged before me on this 28 day of April, 2017
by **Judith Rae May, Trustee.**



Notary Public for Oregon

My commission expires: 3/21/21

