



2017-009853

Klamath County, Oregon

08/31/2017 02:05:00 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jessica Rose Smith and Jeremiah Smith

PO Box 110

Crescent, OR 97733

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

Jessica Rose Smith and Jeremiah Smith

PO Box 110

Crescent, OR 97733

File No. 187531AM

### STATUTORY WARRANTY DEED

**Thomas and LaVonna Scott Revocable Living Trust dated May 14, 2014, Thomas G. Scott and LaVonna G. Scott, Trustees,**

Grantor(s), hereby convey and warrant to

**Jessica Rose Smith and Jeremiah 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 parcel of land situated in River West, a duly platted and recorded subdivision in Klamath County, Oregon; being more particularly described as follows:**

**Beginning at a one-half inch iron pin marking the NE corner of Lot 3 Block 5 of said River West; thence South 27°11'00" East 220.00 feet; thence South 62° 49'00" West 300 feet; thence North 27°11'00" West 220.00 feet to a one-half inch iron pin on the Southerly right of way line of North Airport Drive; thence North 62°49'00" East along said right of way line 300.00 feet to the point of beginning.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**R-2408-025D0-02300-000**

The true and actual consideration for this conveyance is: **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:

**2017-2018 Real Property Taxes, a lien not yet due and payable.**

Return to:

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 \_\_\_\_\_ day of August, 2017.

Thomas G. Scott  
Thomas G Scott, trustee

LaVonna G. Scott  
LaVonna G Scott, trustee

State of Oregon } ss.  
County of Clatsop }

On this 24<sup>th</sup> day of August, 2017, before me, Sada B. Combs a Notary Public in and for said state, personally appeared Thomas G Scott and LaVonna G Scott known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Thomas and LaVonna Scott Revocable Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

Sada B. Combs  
Notary Public for the State of Oregon »  
Residing at: Salem, Oregon  
Commission Expires: 1/6/20

