



2017-010681

Klamath County, Oregon

09/20/2017 02:04:00 PM

Fee: \$47.00

THIS SPACE RESERVED FOR

After recording return to:

Whitney Smith and Samuel Jimenez

2041 Sargent St

Klamath Falls, OR 97601

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

Whitney Smith and Samuel Jimenez

2041 Sargent St

Klamath Falls, OR 97601

File No. 184684AM

STATUTORY WARRANTY DEED

Frieda Bridges, Trustee of the Frieda Bridges Trust u/a/d July 31, 2012,

Grantor(s), hereby convey and warrant to

Whitney Smith and Samuel Jimenez, as Tenants in Common, each as to an undivided 50% interest,

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:

East 1/2 of Lot 20 and all of Lot 21 in Block 29, Hot Springs Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$165,000.00.

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:

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

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 9/19/17 day of September, 2017

Frieda Bridges Trust

By: Frieda Bridges, Trustee
Frieda Bridges, Trustee

State of Oregon} ss. Josephine
County of Klamath}

On this 19th day of September, 2017, before me, Bettyann Downie Hobbs, a Notary Public in and for said state, personally appeared Frieda Bridges known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Frieda Bridges 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.

Bettyann Downie Hobbs
Notary Public for the State of Oregon
Residing at: Grants Pass
Commission Expires: 12/3/18 5/14/21

