



THIS SPACE RESERVED FOR

2017-013378

Klamath County, Oregon

11/20/2017 03:01:46 PM

Fee: \$47.00

After recording return to:

Rebecca Lister

1224 Viola St., Apt. A

Glendale, CA 91202

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

Rebecca Lister

1224 Viola St., Apt. A

Glendale, CA 91202

File No. 197811AM

STATUTORY WARRANTY DEED

Bruce L. Smith, Trustee and Catherine Barton Smith, Trustee of Bruce L. Smith and Catherine Barton Smith Revocable Living Trust dated October 20, 1994,

Grantor(s), hereby convey and warrant to

Rebecca Lister,

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:

Parcel 1, Minor Land Partition 26-91 situated in the SE1/4 SE1/4 and Government Lot 4 of Section 13 and Section 37, Township 37, Range 8 East Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$130,000.00.

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 18th day of Nov., 2017.

Bruce L. Smith and Catherine Barton Smith Revocable Living Trust

By: 

Bruce L. Smith, Trustee


By: 

Catherine Barton Smith, Trustee

State of CA } ss.
County of SAN DIEGO }

On this 18th day of November, 2017, before me, Phyllis E. Webster, Notary Public, a Notary Public in and for said state, personally appeared Bruce L. Smith and Catherine Barton Smith known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the Bruce L. Smith and Catherine Barton Smith 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.


Notary Public for the State of CA »
Residing at: CANCA VISTA, CA
Commission Expires: 6.15.21

