

2018-001643

Klamath County, Oregon

Recording Requested by:

Bonnie A. Lam

Attorney for Grantor(s)

111 N. Seventh Street

Klamath Falls, OR 97601



00217283201800016430010014

02/12/2018 10:05:14 AM

Fee: \$42.00

AFTER RECORDING, RETURN TO:

Claude & Rita Smith, Trustees

22010 Highway 66

Keno, OR 97627

Until requested otherwise, send all

tax statements to:

Claude & Rita Smith, Trustees

22010 Highway 66

Keno, OR 97627

WARRANTY DEED

Claude M. Smith and Rita C. Smith, "Grantor," hereby conveys, grants, sells and warrants, to **Claude Marcus Smith and Rita Clare Smith**, as Trustees of the **Smith Joint Revocable Living Trust** under agreement dated February 8, 2018, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed, "Grantee," the following real property, situated in **Klamath County**, State of Oregon, free of encumbrances except for matters of public record:

The SE ¼ NW ¼, the NW ¼ NW ¼ and the E ½ SW ¼ NW ¼ of Section 33, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEEES AND GRANTEEES' HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTORS UNDER A [STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED]. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true consideration for this conveyance is \$0 per trust agreement.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 8 day of Feb, 2018.

Claude M. Smith
CLAUDE M. SMITH

Rita C. Smith
RITA C. SMITH

STATE OF OREGON)

County of KLAMATH)

) ss.
)

The foregoing instrument was acknowledged before me this 8th day of February, 2018 by **Claude Marcus Smith and Rita Clare Smith.**

Rose A. Garcia

Notary Public for Oregon

My Commission Expires: 2/27/2018