

2018-005448

Klamath County, Oregon



00221689201800054480030030

05/01/2018 02:34:49 PM

Fee: \$52.00

DANIEL LEE SMITH
1120 BLY MTN.CUTOFF RD.
BONANZA, OREGON 97623

Grantor's Name and Address

DANIEL LEE SMITH TRUSTEE OF THE
2018 DANIEL LEE SMITH REVOCABLE TRUST
1120 BLY MTN.CUTOFF RD.
BONANZA, OREGON 97623

Grantee's Name and Address

After Recording Return to:

And Until requested otherwise, send all tax statements to:

DANIEL LEE SMITH
1120 BLY MTN.CUTOFF RD.
BONANZA, OREGON 97623

WARRANTY DEED TO TRUST

KNOW ALL BY THESE PRESENTS that DANIEL LEE SMITH as his sole and separate property hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by \$ 0 (no payment), by DANIEL LEE SMITH TRUSTOR - TRUSTEE OF THE 2018 DANIEL LEE SMITH REVOCABLE TRUST, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances there unto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows:

(legal description of property)

SEE AS FOLLOWS: See exhibit "A" "B" and "C" which are made a part hereof by this reference.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever. And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): **NO EXCEPTIONS**, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0- .

However, the actual consideration consist of or includes other property or value given or promised which is ☐ the whole ☐ part of the consideration.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on May 1, 2018; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other duly authorized person by order by its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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: May 1 2018

Daniel Lee Smith
 DANIEL LEE SMITH

STATE OF OREGON)
) ss
 COUNTY OF KLAMATH)

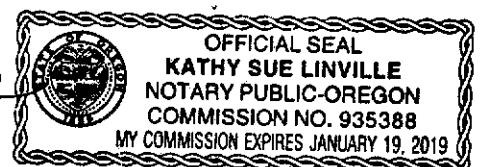
ACKNOWLEDGMENT

On May 1, 2018 before me, Kathy Sue Linville, a notary public, personally appeared DANIEL LEE SMITH, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Oregon, that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Kathy Sue Linville



Returned at Counter

58

EXHIBIT "A"
LEGAL DISCRIPTION

4620 BLY MT. CUTOFF ROAD, BONANZA, OR.

4740 BLY MT. CUTOFF ROAD, BONANZA, OR.

A parcel of land lying in the NE1/4 of the NW1/4 of Section 22, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Western boundary of the Bly Mountain Cut-Off road right of way, said point being approximately 417 feet South 4 degrees 11' West from that certain Brass Cap (1/4 corner) of record, located at the Northeast corner of the NE1/4 of the NW1/4 of Section 22, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, and said point of beginning also being the Southeast corner of that certain parcel of land described in Volume M77, page 21908, Microfilm Records of Klamath County, Oregon; thence North 83 degrees 05' West along the Southerly boundary of said parcel a distance of 662 feet, more or less, to the Southwest corner thereof; thence Westerly and Southerly along the 111 degrees 58' arc of a circle having a 100 foot radius and centered at a point approximately 825 feet South 58 degrees 09' West from the aforesaid Brass Cap; thence South 14 degrees 53' East 221 feet; thence South 89 degrees 44' East a distance of 778 feet, more or less, to a point on the Western boundary of the Bly Mountain Cut-Off road right of way; thence North 15 degrees 58' West 271 feet, more or less, along said boundary to the point of beginning.

ALSO, beginning at a point on the Western boundary of the Bly Mountain Cut-Off road right of way, said point being approximately 679 feet South 3 degrees 15' East from that certain Brass Cap (1/4 corner) of record located at the Northeast corner of the NE1/4 of the NW1/4 of Section 22, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, and said point of beginning also being the Southeast corner of the above described parcel; thence North 89 degrees 44' West along the Southerly boundary of said parcel 778 feet, more or less, to the Southwest corner thereof; thence South 14 degrees 53' East a distance of 196 feet, more or less, to the most Northerly Northeast corner of that certain parcel of land described in Volume M77, page 16396, Microfilm Records of Klamath County, Oregon; thence Southerly and Easterly along the 68 degrees 31' arc of a circle having a radius of 100 feet and centered at a point approximately 1026 feet South 35 degrees 06' West from the aforesaid Brass cap, said course also following the Northerly boundary of the parcel described in Volume M77, page 16396; thence continuing along the Northerly boundary of said parcel South 83 degrees 24' East a distance of 740 feet, more or less, to a point on the Western boundary of the aforesaid Bly Mountain Cut-Off road; thence North 15 degrees 58' West along said boundary a distance of 368 feet, more or less, to the point of beginning.

Together with a 1979 FESTI Mobile Home, Title #9017668928, VIN #WAFL1A927312976, Style-HT, Plate #X162604.

APN: 3811-022BO-00400
APN: 3811-022BO-00500

EXHIBIT B

4670 Cannon Ave Klamath Falls

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

Lots 1 and 2 in Block 7, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Tax Account No: 3909-002CA-05900-000

EXHIBIT C
LEGAL DESCRIPTION

1120 Glynne Cutoff Rd. Bonanza

A tract of land situated in Government Lot 2 of Section 3, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon described as follows:

Beginning at a point on the West line of said Lot 2, said point being South 00° 15' 00" East 50.00 feet from the North one-quarter corner of said Section 3; thence North 89° 54' 49" East, parallel to and 50 feet Southerly of the North line of said Lot 2, 989.93 feet; thence South 00° 35' 55" West 304.16 feet; thence South 80° 58' 32" East 340.07 feet to the East line of said Lot 2; thence South 00° 16' 14" East 906.56 feet to the Southeast corner of said Lot 2; thence South 89° 44' 24" West 1321.37 feet to the Southwest corner of said Lot 2; thence North 00° 15' 00" West 1268.54 feet to the point of beginning.

SAVING AND EXCEPTING a parcel of land more particularly described as follows:

Beginning at the Southwest corner of said Lot 2 (CNI/16 corner); thence North 00° 15' 00" West along the West line of said Lot 2, 145.05 feet to a 5/8 inch iron pin with a Westvold and Assoc. plastic cap on the Southwesterly side of an irrigation canal; thence South 44° 14' 24" East along said canal, 201.57 feet to a point on the South line of said Lot 2 as marked by a 5/8 inch iron pin with Westvold and Assoc. plastic cap; thence South 89° 44' 24" West 140.00 feet to the point of beginning.

ANKR 3911 - 0300 - 500