



THIS SPACE RESERVED FOR

2018-012098

Klamath County, Oregon

10/03/2018 09:31:00 AM

Fee: \$87.00

After recording return to:

Henry Smith

PO Box 52

Dorris, CA 96023

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

Henry Smith

PO Box 52

Dorris, CA 96023

File No. 251139AM

STATUTORY WARRANTY DEED

Jeffrey J Coker,

Grantor(s), hereby convey and warrant to

Henry Smith,

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 portion laying in the SW1/4 of the NW1/4, Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Easterly right of way line of the Dalles-California Highway, which lies North along the West section line distance of 793.7 feet and North 29°02' East along the Easterly right of way line of the Dalles-California Highway a distance of 110 feet from the iron pin which marks the West quarter corner of Section 31, Township 24 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, running thence; continuing North 29°02' East along the Easterly right of way line of the Dalles-California Highway a distance of 100 feet to a point; thence South 60°58' East at right angles to the highway center line a distance of 100 feet to a point; thence South 29°02' West parallel to the highway center line a distance of 100 feet to a point; thence North 60°58' West a distance of 100 feet, more or less.

SAVE AND EXCEPT that portion laying in the Dalles-California Highway

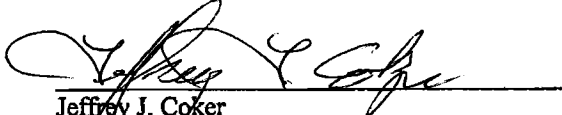
The true and actual consideration for this conveyance is \$15,000.00.

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:

2018-2019 Real Property Taxes, a lien not yet due and payable.

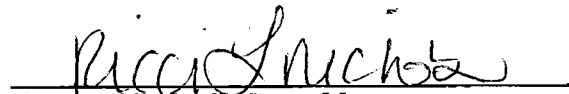
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 28th day of September, 2018.


Jeffrey J. Coker

State of Oregon } ss
County of Deschutes }

On this 28th day of September, 2018, before me, Ricci L. Nichols a Notary Public in and for said state, personally appeared Jeffrey J. Coker, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
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 Oregon
Residing at: Sonoma, CA 94967
Commission Expires: Feb 04, 2020

