



2019-000594

Klamath County, Oregon

01/22/2019 11:24:00 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Alex G. Smith and Ronna A. Smith

3433 Gurnard

San Pedro, CA 90732

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

Alex G. Smith and Ronna A. Smith

3433 Gurnard

San Pedro, CA 90732

File No. 271757AM

Cfb consideration \$495,000.00

STATUTORY WARRANTY DEED

Martin F. Rowley and Lana M. Rowley, as Tenants by the Entirety

Grantor(s), hereby convey and warrant to

Cfb Alex G. Smith and Ronna A. Smith, as Tenants by the Entirety

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:

That portion of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, consisting of two parcels described as follows:

PARCEL 1

That portion of SE1/4 NE1/4 of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, lying South of the High Line Irrigation Canal of Malin Irrigation District. LESS the portion thereof lying East of a line commencing 150 feet West of the Southeast corner of Said SE1/4 NE1/4 and running North to said High Line Canal.

PARCEL 2

All of the portion of the E1/2 SE1/4 of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, lying Easterly and Northeasterly of the High Line Irrigation Canal of Malin Irrigation District.

EXCEPTING the following described property conveyed to D. D. and Dave Liskey by Deed recorded in Book 120, page 553, Deed Records of Klamath County, Oregon.

A piece or parcel of land situated in the NE1/4 SE1/4 of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more fully described as follows:

Beginning at a point in the Westerly boundary of the said NE1/4 SE1/4 of the said Section 4, from which the Northwesternly corner of the said NE1/4 SE1/4 of Section 4, bears North 806.1 feet distant, and running thence South 27° 32' East 168.0 feet; thence South 36° 20' East 457, more or less, to a point in the Southerly boundary of the said NE1/4 SE1/4 of said Section 4; thence Westerly along the said Southerly boundary line 350 feet, more or less, to the Southwesterly corner of the said NE1/4 SE1/4 of the said Section 4; thence Northerly along the said Westerly boundary 516 feet, more or less, to the point of beginning.

Bamb

PARCEL 3

That portion of the NE1/4 NE1/4 of Section 9, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of the High Line Irrigation canal of Malin Irrigation District.

The true and actual consideration for this conveyance is \$495,000.00.

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 14th day of January, 2019


Martin F. Rowley


Lana M. Rowley

State of OREGON } ss
County of BENTON }

On this 14th day of January, 2019, before me, Lisa Anne Ammann a Notary Public in and for said state, personally appeared Martin F. Rowley and Lana M. Rowley, 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. ~~* MARTIN~~


Notary Public for the State of OREGON
Residing at: BENTON
Commission Expires: 01-04-2020

