



THIS SPACE RESERVED FOR

**2019-007644**

**Klamath County, Oregon**

**07/08/2019 01:56:01 PM**

**Fee: \$92.00**

After recording return to:

Jimmy Smith and Kimberley Smith

52900 Timber Lane

La Pine, OR 97739

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

Jimmy Smith and Kimberley Smith

52900 Timber Lane

La Pine, OR 97739

File No. 306712AM

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### STATUTORY WARRANTY DEED

**Sarah Barra ,**

Grantor(s), hereby convey and warrant to

**Jimmy Smith and Kimberley 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:

**See Attached Exhibit 'A'**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**R-2310-019B0-00800-000**

**R-2309-024A0-05600-000**

The true and actual consideration for this conveyance is \$50,000.00.

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:

**2019-2020 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 5 day of July, 2019

Sarah Barra  
Sarah Barra

State of OR } ss

County of Josephine

On this 5th day of July, 2019, before me, Carol Ann Holland a Notary Public in and for said state, personally appeared Sarah Barra, 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.

Carol Ann Holland

Notary Public for the State of OR

Residing at: OR

Commission Expires: 1-21-22

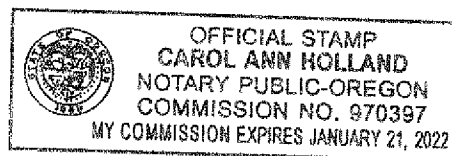


EXHIBIT 'A'

PARCEL 1:

Beginning at the Northeast corner of Section 24, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South along the East section line of said Section 24 a distance of 330 feet to the true point of beginning, which point of beginning is also the Southeast corner of that certain parcel of land conveyed to Sam Harrill by Deed recorded in Book 110 at Page 601, Deed Records of Klamath County, Oregon; thence West along the Southerly boundary of said parcel of land conveyed to Sam Harrill to a point on the Easterly right-of-way line of U.S. Highway 97, also known as The Dalles-California Highway; thence Southwesterly along the Easterly right-of-way line of said Highway to a point on the said Easterly right-of-way line of said Highway, which point is due East of the Southeast corner of that certain parcel of land conveyed to Jack Tedder and Lora A. Tedder, husband and wife, by Deed recorded in Book 196, at Page 259, Deed Records of Klamath County, Oregon; thence due East to the East section line of said Section 24; thence North along said East Section line to the point of beginning, EXCEPT the North 50 feet thereof.

PARCEL 2:

Beginning at a point 330 feet South of the North Section corner between Section 24, Township 23 South, Range 9 East of the Willamette Meridian, and Section 19, Township 23 South, Range 10 East of the Willamette Meridian; thence East 460 feet parallel to the North Section line of said Section 19; thence South 1700 feet parallel to the West section line of said Section 19; thence West 460 feet to the West Section line of said Section 19; thence North along said Section line 1700 feet to the point of beginning, all in the Northwest quarter of Section 19, Township 23 South, Range 10 East of the Willamette Meridian, EXCEPT the North 50 feet thereof.