



THIS SPACE RESERVED FOR

2019-010040

Klamath County, Oregon

09/03/2019 11:33:01 AM

Fee: \$87.00

After recording return to:

Edward Bavis and Mary Patricia Smouse

2663 Table Rock Rd.

Medford, OR 97501

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

Edward Bavis and Mary Patricia Smouse

2663 Table Rock Rd.

Medford, OR 97501

File No. 317418AM

STATUTORY WARRANTY DEED

Gannett Management Group, LLC,

Grantor(s), hereby convey and warrant to

Edward Bavis and Mary Patricia Smouse, with Rights of Survivorship,

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:

The SE1/4 NW1/4 NW1/4 of Section 29, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

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

3511-02900-00600/ Tax Account 287692

The true and actual consideration for this conveyance is \$9,499.00.

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

Return To: 
AmeriTitle

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 30th day of August, 2019.

Gannett Management Group, LLC

By: [Signature]

Daniel M. Bear, Member

State of Utah } ss
County of Carbon }

On this 30th day of August, 2019, before me, Chauncey Lynne Herring a Notary Public in and for said state, personally appeared Daniel M. Bear, Member of Gannett Management Group, LLC, 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.

Chauncey Lynne Herring

Notary Public for the State of Utah

Residing at: 100 E. Main St. Price, UT 84501

Commission Expires:

