

Return to:



Recorded by AmeriTitle as an accommodation only. No liability is accepted for the condition of title or for the validity, sufficiency, or effect of this document.

After recording return to: (Name, Address, Zip)

Russell S. Smith
320 W. Pioneer Ave
Homer, Alaska 99603

Until requested otherwise, send all tax statements to:
Same As Above

GRANTOR: The Yager Community Property Trust

GRANTEE: Russell S. Smith

ORDER NO.

2019-010525

Klamath County, Oregon

09/10/2019 02:08:01 PM

Fee: \$87.00

Space Above Reserved for Recorder's Use

STATUTORY BARGAIN AND SALE DEED

The Yager Community Property Trust, Grantor, relinquishes all interest Grantor has in the following real property to, Russell S. Smith, a married man, Grantee, the following described real property situated in Klamath County, State of Oregon, to wit:


Lots Two (2) and Three (3), Block Seventy-six (76), BUENA VISTA
ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County,
Oregon.

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.

The true and actual consideration for this conveyance is \$10.00. (Here, comply with the requirements of ORS 93.030.)

DATED this 28th day of August, 2019.

THE YAGER COMMUNITY PROPERTY TRUST



JONNIE KAY SMITH-YAGER, Trustee



TERRY GEORGE YAGER, Trustee

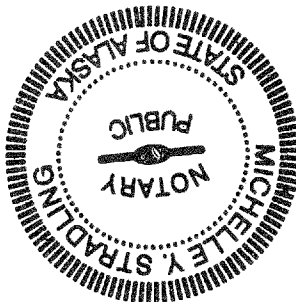
STATE OF ALASKA

)
)ss.
)

THIRD JUDICIAL DISTRICT

THIS IS TO CERTIFY that on this 28th day of AUGUST, 2019, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared JONNIE KAY SMITH-YAGER and TERRY GEORGE YAGER, known to me to be the Trustees of the trust and executed the foregoing instrument on behalf of the trust therein named and acknowledged to me that such trust executed the same pursuant to its authority.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first hereinabove written.




Notary Public for Alaska

My Commission Expires: 6-16-2020