



THIS SPACE RESERVED FOR

2019-012416

Klamath County, Oregon

10/23/2019 02:02:01 PM

Fee: \$87.00

After recording return to:

Jeffrey D Smith and Karen P Smith

PO BOX 464

Huntsville, UT 84317

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

Jeffrey D Smith and Karen P Smith

PO BOX 464

Huntsville, UT 84317

File No. 299240AM

STATUTORY WARRANTY DEED

Steven Leo Harpole and Ruth Elaine Harpole, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Jeffrey D Smith and Karen P 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:

Parcel 3 of Land Partition 13-19, situate in SE1/4 NE1/4, Section 25, Township 24 South, Range 8 East, Willamette Meridian, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, recorded October 16, 2019 in Instrument No. 2019-012132.

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

R-2408-025A0-02300-000 R707408

The true and actual consideration for this conveyance is \$107,950.00.

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 21st day of October, 2019.

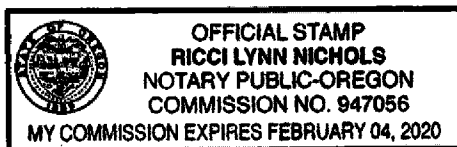
By: Steven Leo Harpole by Ruth Elaine Harpole as his
Date: 10/21/19 attorney in fact
Steven Leo Harpole by Ruth Elaine Harpole as his attorney in fact

By: Ruth Elaine Harpole Date: 10/21/19
Ruth Elaine Harpole

State of OREGON } ss
County of DESCHUTES }

On this 21st day of OCTOBER, 2019, before me, RICCI LYNN NICHOLS, a Notary Public in and for said state, personally appeared Steven Leo Harpole and Ruth Elaine Harpole, 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.



Ricci Lynn Nichols
Notary Public for the State of Oregon
Residing at: Southern OR 97707
Commission Expires: Feb 04, 2020