



2020-000384

Klamath County, Oregon

01/10/2020 01:25:01 PM

Fee: \$92.00

THIS SPACE RESERVED FOR R

After recording return to:

Joshua Smith and Jennifer Smith

19550 North Poe Valley Rd

Klamath Falls, OR 97603

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

Joshua Smith and Jennifer Smith

19550 North Poe Valley Rd

Klamath Falls, OR 97603

File No. 339471AM

STATUTORY WARRANTY DEED

Renato I. Durighello and Fiorella M. Durighello, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Joshua Smith and Jennifer 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:

A tract of land situated in the North one-half of Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Intersection of the South line of the N1/2 of said Section 20 with the Southerly right-of-way line of the County Road, said point being South 89°16'53" West a distance of 1281.28 feet from the East one-fourth corner of said Section 20; thence South 89°16'53" West along the South line of the N1/2 of said Section 20, 2041.57 feet; thence North 29°38'20" East 872.95 feet to the Southerly right-of-way line of the County Road; thence following said right-of-way line in a Southeasterly direction to the point of beginning.

EXCEPTING THEREFROM all that portion lying within the USBR Canals

The true and actual consideration for this conveyance is \$405,000.00.

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 7th day of January, 2020.

Renato I. Durighello
Renato I. Durighello

Fiorella M. Durighello
Fiorella M. Durighello

State of _____ } ss
County of _____ }

On this ____ day of January, 2020, before me, _____ a Notary Public in and for said state, personally appeared Renato I. Durighello and Fiorella M. Durighello, 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of Oregon

County of Deschutes

On this 7th day of January, 20 20, personally appeared before me the above named Renato I. Durighello and Fiorella Durighello, and acknowledged the foregoing instrument to be his/her/their voluntary act and deed. ^{M. KAR}

WITNESS My hand and official seal.



Kristina A. Roofener
Notary Public for Oregon
My Commission expires: July 18, 2020

Unofficial Copy