



2020-001117
Klamath County, Oregon
 01/28/2020 01:51:32 PM
 Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
 Edward Joseph Smith and Dana Lynne Smith, as
 Trustees of the Edward Joseph Smith and Dana Lynne
 Smith Family Trust Dated October 22, 2015
 13255 Pearson Butte Trail
 Klamath Falls, OR 97603

Until a change is requested all tax statements shall be
 sent to the following address:
 Edward Joseph Smith and Dana Lynne Smith, as
 Trustees of the Edward Joseph Smith and Dana Lynne
 Smith Family Trust Dated October 22, 2015
 13255 Pearson Butte Trail
 Klamath Falls, OR 97603
 File No. 339658AM

STATUTORY WARRANTY DEED

Woodrow F. Pollock and Melinda A. Pollock, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Edward Joseph Smith and Dana Lynne Smith, as Trustees of the Edward Joseph Smith and Dana Lynne Smith Family Trust Dated October 22, 2015,

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:

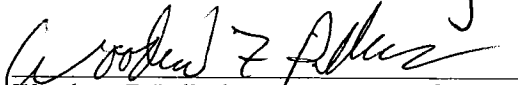
The property described in Exhibit 'A' attached hereto and made a part hereof

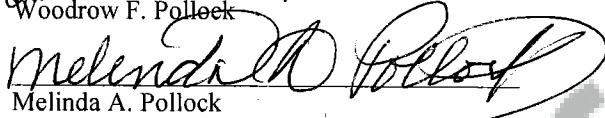
The true and actual consideration for this conveyance is \$389,900.00.

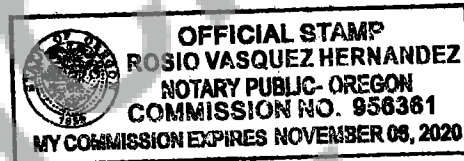
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 27 day of January, 2020.


Woodrow F. Pollock


Melinda A. Pollock



State of Oregon } ss
County of Klamath }

Rosio V. Hernandez

On this 27 day of January, 2020, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared **Woodrow F. Pollock and Melinda A. Pollock**, 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 Oregon
Residing at Klamath County
Commission Expires: ~~10/23/2022~~ Nov 08, 2020

EXHIBIT "A"

Lot 17 in Block 3, TRACT 1083, CEDAR TRAILS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALONG WITH THE FOLLOW DESCRIBED PROPERTY:

Beginning at the northwest corner of Lot 18 in Block 3, TRACT 1083, CEDAR TRAILS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence along the North line of said Lot 18, North $89^{\circ}59'32''$ East, 11.82 feet; thence leaving said North line, South $01^{\circ}55'47''$ West, 316.68 feet to a point on the Lot line common to Lots 17 and 18; thence along said Lot line, North $00^{\circ}12'33''$ West, 316.50 feet to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

Beginning at the southeast corner of Lot 17 in Block 3, TRACT 1083, CEDAR TRAILS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence along the South line of said Lot 17, South $89^{\circ}59'32''$ West, 11.82 feet; thence leaving said South line, North $01^{\circ}55'47''$ East, 316.67 feet to a point on the Lot line common to Lots 17 and 18; thence along said Lot line, South $00^{\circ}12'33''$ East, 316.50 feet to the point of beginning.