

**2020-004805****Klamath County, Oregon**

04/15/2020 11:16:07 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Deanne J. Murphy2340 Red Willow LaneHenderson, NV 89014

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

Deanne J. Murphy2340 Red Willow LaneHenderson, NV 89014File No. 357849AM

STATUTORY WARRANTY DEED**Ernest W. Smith,**

Grantor(s), hereby convey and warrant to

Deanne J. Murphy,

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 portion of the SE1/4 SE1/4 of Section 36 Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and Government Lot 1 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, being more particularly described as follows: Beginning at a point that is North along the section line between said Sections 36 and 31, a distance of 135 feet from the SE1/4 corner of said Section 36; thence West a distance of 40 feet to a point; thence North parallel to the section line a distance of 179.5 feet, more or less, to the SW1/4 corner of that property deeded to Frank Nila, et. ux., in Deed Volume 252 page 493; thence East along the Southerly boundary of said Nila Property a distance of 40 feet; thence continuing East a distance of 60 feet to the SE1/4 corner of that property conveyed to Frank Nila, et. ux., in Deed Volume 315 page 428; thence South a distance of 179.5 feet to a point that is 60 feet East of the point of beginning, thence West 60 feet to the point of beginning.

SAVING AND EXCEPTING a parcel of land situated in Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at a point on the East line of said Section 36 from which an iron axle marking the Southeast corner of said Section 36 Bears South 314.5 feet; thence West 40 feet; thence South 30 feet; thence East 40 feet to a point on said East line; thence continuing East, 60 feet; thence North 30 feet; thence West 60 feet to the point of beginning.

The true and actual consideration for this conveyance is \$43,000.00.

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:

87

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 10th day of April, 2020

Ernest W. Smith
Ernest W. Smith

State of Oregon } ss
County of Klamath }

On this 10th day of April, 2020, before me, Twila Jean Pellegrino a
Notary Public in and for said state, personally appeared Ernest W. Smith, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 11-19-2022

