



THIS SPACE RESERVED FOR

2020-013964

Klamath County, Oregon

10/28/2020 02:38:00 PM

Fee: \$87.00

After recording return to:

Michael Ginther and Susan Anne Smith and John Mark
Smith

5626 Miller Ave.

Klamath Falls, OR 97603

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

Michael Ginther and Susan Anne Smith and John Mark
Smith

5626 Miller Ave.

Klamath Falls, OR 97603

File No. 403348AM

STATUTORY WARRANTY DEED

David S. Mackenzie,

Grantor(s), hereby convey and warrant to

Michael Ginther and Susan Anne Smith and John Mark Smith, not as Tenants in Common,

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:

**All of Lot 23, PLEASANT HOME TRACTS NO. 2, EXCEPTING the Southerly portion more particularly
described as follows:**

**Beginning at the Southeast corner of said Lot 23; thence North 00° 43' 00" West along the East line of said
Lot 23, 111.0 feet to an existing fence; thence North 89° 13' 05" West along said fence 80.00 feet to the West
line of said Lot 23; thence South 00° 43' 00" East 113.00 feet to the Southwest corner of said Lot 23; thence
North 89° 21' 00" East to the point of beginning.**

The true and actual consideration for this conveyance is \$127,500.00.

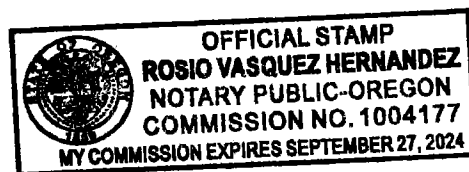
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

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 October, 2020.

David S. Mackenzie
David S. Mackenzie

State of Oregon } ss
County of Klamath }



On this 27 day of October, 2020, before me, Rosio V. Hernandez a Notary Public in and for said state, personally appeared **David S. Mackenzie**, 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: Sept 27, 2024