

2020-014739

Klamath County, Oregon

11/12/2020 01:18:01 PM

Fee: \$92.00

File No.: 20-329593

| |
|---|
| Grantor |
| Nicole R. Smith and Matthew R. Smith 630 Kalugin Court Medford, OR 97038 |
| Grantee |
| Clifton Dwight Crump P O Box 4254 Medford, OR 97501 |
| After recording return to |
| Clifton Dwight Crump P O Box 4254 Medford, OR 97501 |
| Until requested, all tax statements shall be sent to |
| Clifton Dwight Crump P O Box 4254 Medford, OR 97501 Tax Acct No(s): R3809-006A0-01200, R892264 |

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Nicole R. Smith and Matthew R. Smith, Grantor(s) convey and warrant to Clifton Dwight Crump, Grantee(s), the real property described in the attached Exhibit A, free of encumbrances EXCEPT covenants, conditions, restrictions, easements, and encumbrances of record as of the date hereof.


The true consideration for this conveyance is **\$30,000.00**. (Here comply with requirements of ORS 93.030)

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.

Executed this 6th day of November, 2020



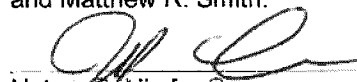
Nicole R. Smith



Matthew R. Smith

STATE OF OREGON
COUNTY OF CLACKAMAS

This instrument was acknowledged before me this 6th day of November, 2020 by Nicole R. Smith and Matthew R. Smith.



Notary Public for Oregon
My Commission Expires: 3-27-23

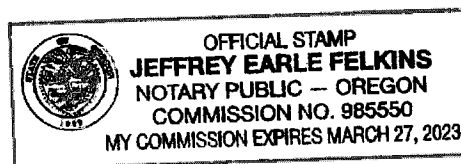


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 30, TRACT 1460 – GRAY ROCK PHASE 3, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.