



2020-016757

Klamath County, Oregon

12/22/2020 02:56:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Allen Monroe Smart

1012 55th Place

Springfield, OR 97478

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

Allen Monroe Smart

1012 55th Place

Springfield, OR 97478

File No. 421594AM

STATUTORY WARRANTY DEED

Sterling Trust Company, Custodian FBA Debra Jeanne Foltz, Account #090369,

Grantor(s), hereby convey and warrant to

Allen Monroe Smart,

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 N1/2 N1/2 S1/2 W1/2 E1/2 SE1/4, Section 9, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2508-00900-04500

159893

The true and actual consideration for this conveyance is \$40,000.00.

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 21ST day of December, 2020.

Sterling Trust Company, Custodian FBA Debra Jeanne Foltz, Account #090369

By: *Matthew Collier*
MATTHEW COLLIER

As: Corporate Alternate Signer

State of Ohio } ss
County of Cuyahoga }

On this 21 day of December, 2020, before me, *Jason Nicholson*
Matthew Collier a Notary Public
in and for said state, personally appeared **Matthew Collier**, known or
identified to me to be the Corporate Alternate Signer 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.

Jason Nicholson
Notary Public for the State of Ohio
Residing at: Westlake, Ohio
Commission Expires:



JASON NICHOLSON
Notary Public
State of Ohio
My Comm. Expires
May 19, 2025